

25 Coventry Close
Swadlincote, DE11 7PP
£220,000

lizmilsom properties

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** LIZ MILSOM PROPERTIES ** are delighted to offer this well-presented THREE BEDROOM SEMI-DETACHED family home, situated within the popular area of Midway and offered for sale with NO UP-WARD CHAIN. The accommodation comprises a spacious Lounge with newly fitted carpet, fitted Breakfast Kitchen and ground floor Shower Room. To the first floor there are three well-proportioned Bedrooms. Externally, the property benefits from a generous OFF ROAD PARKING, detached GARAGE and a beautifully maintained rear garden with countryside views. EPC: "TBC"/ TAX BAND: "B". Call today to arrange your viewing!

- SEMI-DETACHED Family Home
- Fitted Kitchen & Space for Appliances
- Ground Floor Fitted Shower Room
- Double BEDROOM Two
- OFF ROAD PARKING & Garage
- NO UPWARD CHAIN
- Spacious Lounge
- Principal Bedroom with fitted Robes
- Third Single Bedroom
- Rear Countryside Views







Location
Situated in the sought-after setting of Midway, this property enjoys a convenient location close to a wide range of local amenities including schools, shops, supermarkets and leisure facilities. Swadlincote town centre is just a short distance away, offering an excellent selection of retail, dining and everyday services. The area is well connected for commuters, with easy access to Burton upon Trent, Derby, Ashby-de-la-Zouch and the A444, A42 and M42 road networks. Midway also benefits from nearby parks, open green spaces and countryside walks, making it a popular choice for families and professionals alike.

Ground Floor - Overview
This well-presented three-bedroom semi-detached home occupies a popular position in Midway and provides spacious accommodation throughout. Recently redecorated, with newly fitted Lounge carpet, the property would make an ideal purchase for first-time buyers, growing families or those looking to upsize.

Set back from the road behind a generous driveway providing ample off-road parking, the property is accessed via a side entrance door leading into a welcoming hallway, with carpeted staircase rising to the first floor and doors leading to the ground floor accommodation.

Positioned to the front, the spacious Lounge benefits from a large picture bay window allowing plenty of natural light, together with a feature fireplace, newly fitted carpet and radiator.

To the rear, the fitted Breakfast Kitchen offers a range of matching wall and base units with complementary work surfaces and space for appliances, electric oven, extractor hood and drainer sink. There is additional space and plumbing for further appliances. Further benefits include tiled flooring, tiled splashbacks and two useful understairs storage cupboards.

Completing the ground floor accommodation is a modern Shower Room fitted with a double shower cubicle, pedestal wash hand basin and heated towel rail, with tiled walls and flooring and low level WC.

First Floor - Overview
To the first floor, the property offers three well-proportioned bedrooms. The Principal Bedroom is a generous double positioned to the front elevation, benefiting from Sharps fitted wardrobes and shelving and excellent natural light. Bedroom Two is another spacious double overlooking the rear garden and side elevation, whilst Bedroom Three is a good-sized single room also positioned to the rear.

Externally, the rear garden is a particular feature of the home, being private and beautifully maintained, with established shrubs, hedged and fenced boundaries, lawned areas, patio seating and a pathway leading to a garden shed, which is included within the sale.

Overall, this spacious and well-maintained home offers an excellent opportunity to secure a lovely family property in a popular location, with generous accommodation, attractive outdoor space and the added benefit of no upward chain.

Entrance Hallway

Spacious Lounge
16'0" x 9'11" (4.88m x 3.04m)

Fitted Breakfast Kitchen
11'11" x 10'5" (3.64m x 3.19m)

Ground Floor Shower Room

Stairs to the First Floor & Landing

Principal Bedroom
16'0" x 9'11" (4.88m x 3.04m)

Bedroom Two
14'8" x 7'10" (4.48m x 2.40m)

Bedroom Three
8'6" x 7'10" (2.61m x 2.40m)

Detached Garage
The property further benefits from a DETACHED GARAGE with up-and-over door, light and power, together with an additional outbuilding providing useful storage.

Outside - Overview
Externally, the rear garden is a particular feature of the home, being private, low maintenance and well preserved, with established shrubs, hedged and fenced boundaries, patio seating and a pathway . There are rolling countryside views to the rear elevation.

AML for Property Details
ANTI MONEY LAUNDERING REGULATIONS - : In accordance with current Anti-Money Laundering (AML) Regulations, once an offer has been accepted, all prospective purchasers will be required to provide proof of identity and address before solicitors can be instructed. This will typically include a valid passport or photocard driving licence together with a recent utility bill or bank statement. *Purchasers will also be required to complete an electronic AML verification. This process must be completed before the transaction can proceed.

*The Office will provide the relevant information/costings for the purposes of AML upon acceptance of any offer.

Disclaimer
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Making An Offer
As part of our dedicated service to our Sellers, we ensure that all potential buyers are in a position to proceed with any offer they make and therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their mortgage for the purchase. We work closely with the Mortgage Advice Bureau who can offer Independent Financial Advice, helping you secure the best possible deal and potentially save you money. NB If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order for Liz Milsom Properties to present your offer in the best possible light to our clients.

Property to Sell? Then why pay more?....

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Measurements
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

Services
Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

Tenure
Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

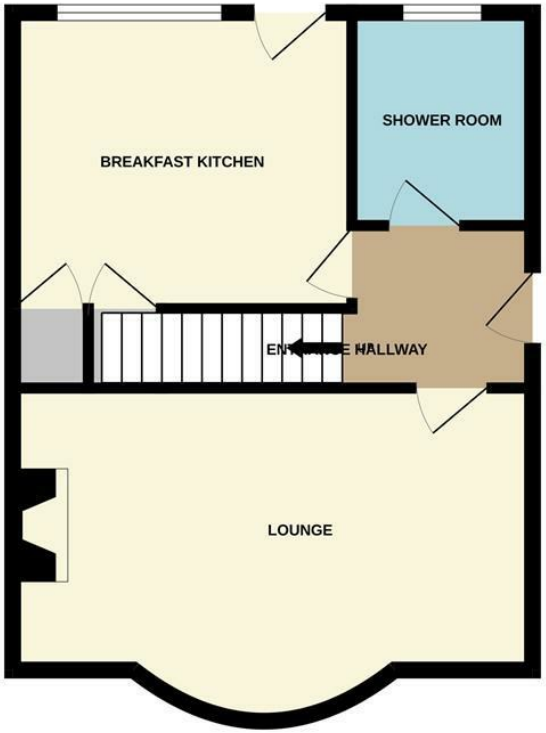




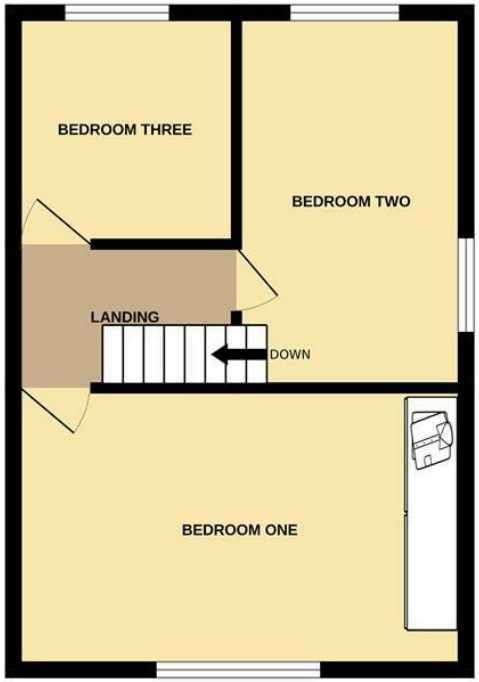




GROUND FLOOR



1ST FLOOR

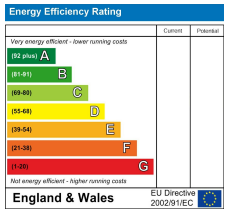


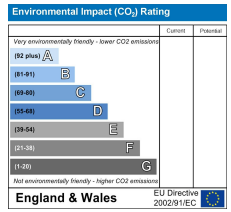
DE11 7PP!

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

For SatNav purposes follow DE11 7PP





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COUNCIL TAX

Band: B
The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



THE TEAM
Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

GENERAL INFORMATION
NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

MONEY LAUNDERING
All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

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