



**7 Ladyfields Way**  
**Swadlincote, DE11 0RH**  
**£175,000**

**lizmilsom**  
properties

## 7 Ladyfields Way, Swadlincote, DE11 0RH

\*\*\*\*\* LIZ MILSOM PROPERTIES \*\*\*\*\* are delighted to bring to the market 7 Ladyfields Way, a well-presented two double bedroom semi-detached home situated in a peaceful setting, offered for sale with no upward chain. Benefiting from a spacious lounge, modern fitted kitchen, and wet room, the property also features a low-maintenance rear garden and ample off-road parking via a shared tandem driveway with secure gated access and electric vehicle charging point. Ideal for first-time buyers or those looking to downsize. EPC / TBC & TAX BAND : A

- Two bedroom semi-detached home offered with no upward chain
- Modern fitted kitchen
- Wetroom
- Driveway with car charging point
- Call the office today to arrange your viewing
- Spacious Lounge
- Two double bedrooms one with useful storage cupboard
- Low maintenance rear garden
- Ideal first time buy also suitable for downsizers
- EPC: TBC / TAX BAND: A



## Location

Situated within the popular area of Newhall , 7 Ladyfields Way enjoys a convenient and well-connected setting on the outskirts of Swadlincote Town Centre . The area offers a good range of local amenities including shops, supermarkets, schools, and healthcare facilities, all within easy reach. There are pleasant walks and green spaces nearby, making it ideal for those who enjoy the outdoors. The property also benefits from excellent transport links, with straightforward access to the A444, A511 and A42, providing routes towards Burton upon Trent, Ashby-de-la-Zouch, Derby and beyond. This location combines a peaceful feel with practical convenience for commuting and everyday living.

## Overview

Situated in a peaceful and sought-after location, this well-presented two-bedroom semi-detached home offers generous living space, ample off-road parking, and the added benefit of no upward chain, making it an ideal purchase for first-time buyers or those looking to downsize.

To the front, the property enjoys a pleasant kerb appeal with a lawned area featuring an established silver birch tree and a slabbed pathway leading to the entrance. A shared tandem driveway with secure gated access provides additional parking to the rear, complete with a convenient electric vehicle charging point.

Upon entering, you are welcomed by a bright entrance porch with a front-facing window allowing for plenty of natural light. This leads into a spacious lounge positioned at the front of the property, featuring a large window, radiator, and ample space for freestanding furniture. Stairs rise to the first floor (currently fitted with a stairlift which will NOT be included in the sale), and there is a useful understairs storage cupboard.

A door from the lounge opens into the modern fitted kitchen, which offers a range of wall and base units with modern work surfaces. Integrated appliances include an oven, hob, and extractor hood, alongside a sink with drainer and space and plumbing for additional appliances. The kitchen also houses the boiler, features part-tiled walls, and provides direct access to the rear

garden.

To the first floor, the property offers two generously sized double bedrooms. The bedroom One is located to the rear, overlooking the garden, while the second bedroom sits to the front and benefits from a useful storage cupboard. Completing the accommodation is a contemporary wet room, fitted with an assisted shower, low-level WC, pedestal wash hand basin, part-tiled walls, and a frosted side window.

Externally, the rear garden is designed for low maintenance and enjoyment, featuring a spacious patio area ideal for outdoor seating, a raised bed, and a slate-covered section. The garden is enclosed by fencing for privacy, with a further slabbed driveway area leading back to the secure gated access at the front.

## Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

We provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. PUT YOUR TRUST IN US, we have a proven track record of success as the TOP SELLING AGENT locally – offering straight forward honest advice with COMPETITIVE FIXED FEES.

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9.00 am - 5.00 pm Friday  
9.00 am – 2.00 pm Saturday  
Closed - Sunday

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## 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.

## 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.

## 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.

## Making An Offer

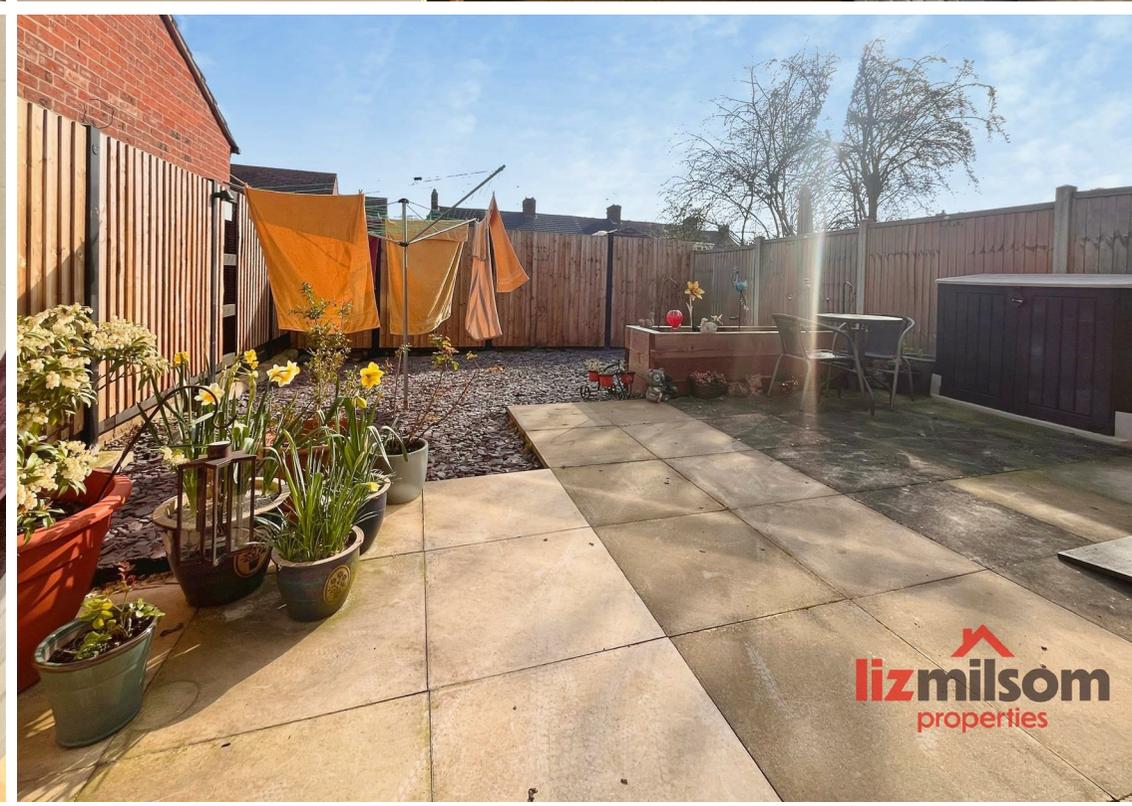
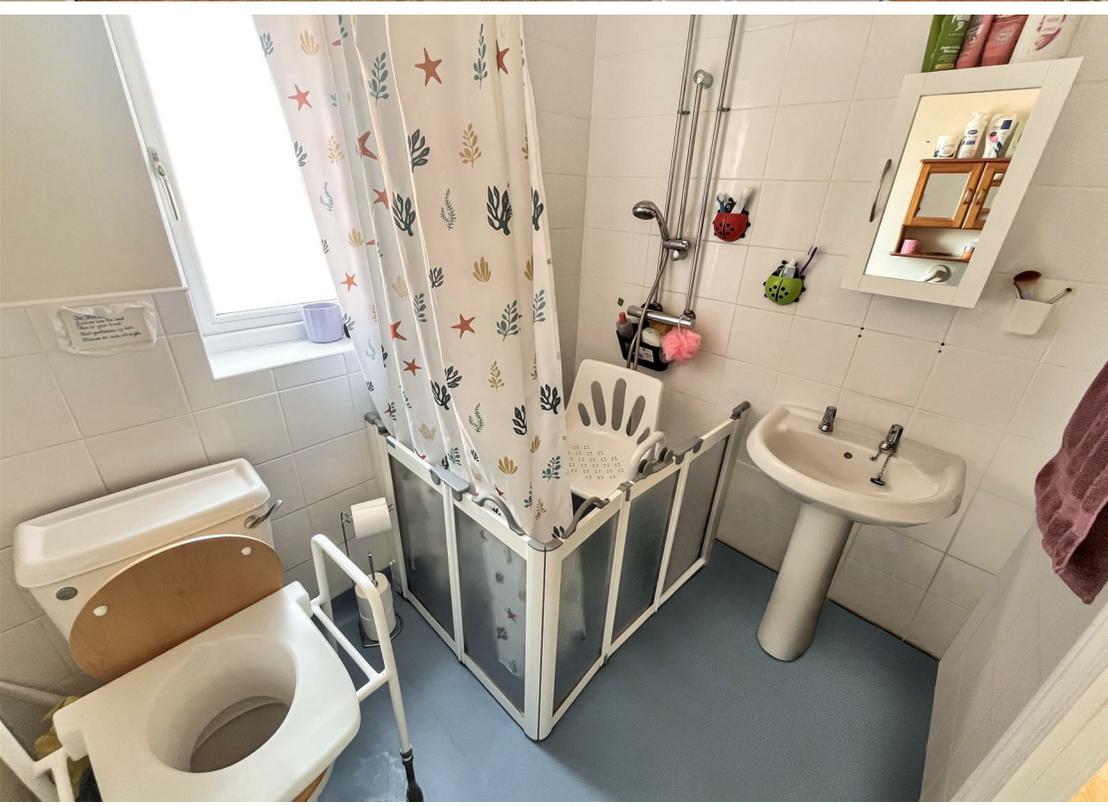
As part of our dedicated service to our Sellers, we ensure that all potential buyers are in a position to proceed with any offer they make and therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their mortgage for the purchase. We 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.

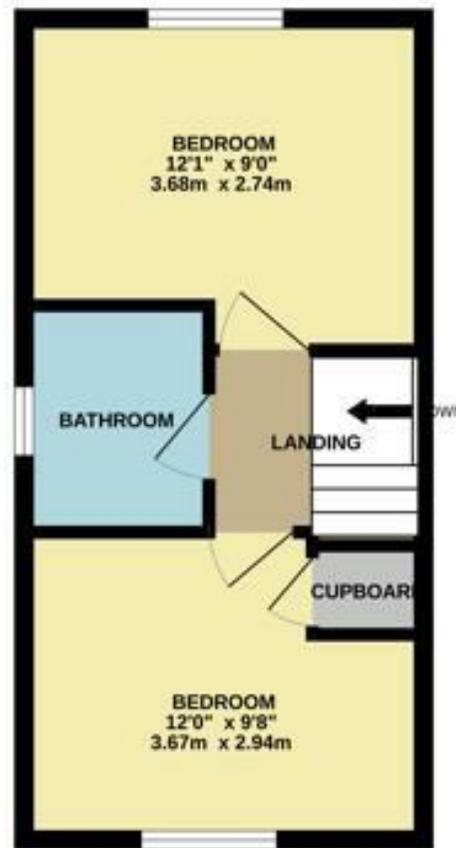
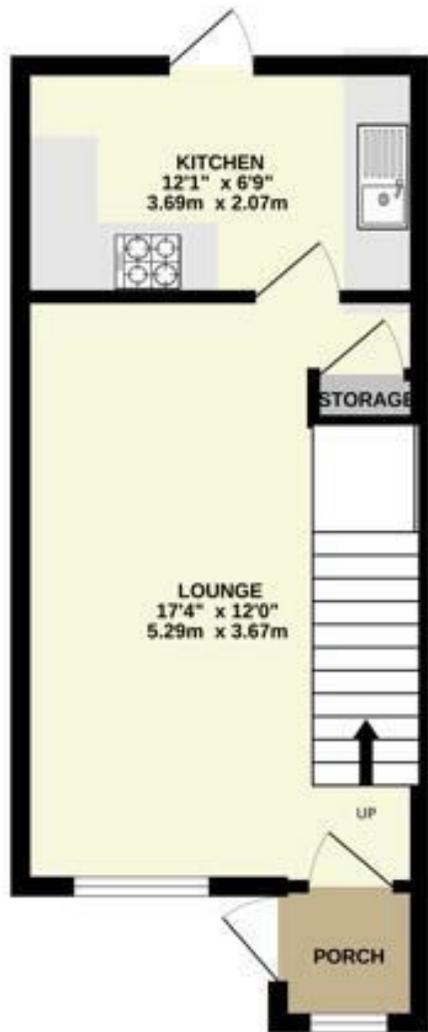
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## Disclaimer

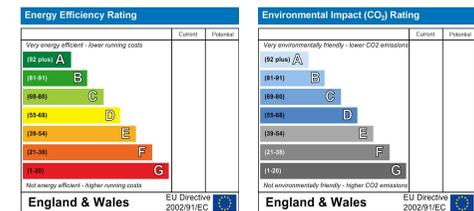
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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





## Directions

For sat nav purposes use the postcode DE11 0RH



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## COUNCIL TAX

Band: A

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.

## THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

Liz Milsom properties Ltd are proud to be a member of the NAEA and subscribe to their Rules of Conduct and are a member of The Property Ombudsman Scheme (TPO) Code of Practice.

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MAB 4202

