



**36 Station Road**  
**Swadlincote, DE11 7DX**  
**Reduced to £164,950**

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## 36 Station Road, Swadlincote, DE11 7DX

\*\*\* Liz Milsom Properties \*\*\* are delighted to bring 36 Station Road to the market. A well-presented and spacious three-bedroom home, ideally suited to first-time buyers. The property offers a welcoming dining room with feature log burner, a generous lounge with patio doors, a modern fitted kitchen, and a contemporary ground floor shower room. To the first floor are three well-proportioned bedrooms. Externally, the property benefits from a private low-maintenance rear courtyard and a separate enclosed garden with lawn and storage. Conveniently located within walking distance of local amenities. To view this beautiful home call the office today !

- Well presented 3 bedroomed mid-terraced family home
- Modern Fitted Kitchen
- Spacious and neutrally decorated lounge with patio doors to the rear
- Separate dining room
- Ground floor shower room with contemporary three-piece suite
- Generously sized bedrooms
- Separate rear garden with large lawn, established shrubs, and storage options
- Ideal for first-time buyers
- Within walking distance of local amenities
- EPC: D / TAX BAND: A



## Location

36 Station Road enjoys a convenient position within the heart of Woodville. The property is ideally placed for everyday amenities, with a selection of local shops, supermarkets, cafés and schools all within easy reach. Excellent transport links are a key feature of this location, with swift access to the A511, A444 and nearby A42 providing straightforward routes to Burton upon Trent, Swadlincote, Ashby-de-la-Zouch and beyond. For commuters, rail services are available from Burton upon Trent, offering connections to larger cities. The surrounding area also benefits from attractive countryside and outdoor spaces, perfect for walking and leisure, combining village charm with practical accessibility.

## Overview

Nestled behind a charming walled boundary, this attractive home at 36 Station Road, Woodville offers a low-maintenance fore garden and a side alleyway providing convenient access to both the side gate and a separate rear garden.

Upon entering the property, you are welcomed into a beautifully presented dining room, tastefully decorated and featuring a window overlooking the front elevation. A characterful log burner adds warmth and charm ( the log burner won't be included in the sale), while a door leads through to the spacious lounge. The lounge is neutrally decorated, offering ample space for freestanding furniture. Patio doors flood the room with natural light and provide direct access to the rear. A further door leads to the staircase and first-floor landing, while a step down takes you into the kitchen.

The kitchen is fitted with modern wall and base units, complemented by oak work surfaces. An integrated sink sits beneath a window overlooking the side elevation, with additional plumbing and space available for further appliances. The room also benefits from part-tiled walls and a door leading out to the rear. Just off the kitchen is a contemporary ground floor shower room, fitted with a modern white three-piece suite including a shower cubicle, low-level WC, and a floating sink unit, finished with tiled walls and flooring and a frosted glass side window.

To the first floor, the landing leads to three well-proportioned bedrooms. Bedroom One is a generous double located at the front of the property, offering ample space for freestanding furniture and enjoying a pleasant outlook.

Bedroom Two is another spacious double positioned to the rear, featuring fitted storage cupboards and views over the garden. Bedroom Three is a good-sized single room, currently utilised as a dressing room, but equally suited as a home office or bedroom.

Externally, the property boasts a private, low-maintenance rear area with fenced boundaries and a side gate leading to the shared alleyway (with access required for neighbouring properties). In addition, there is a separate rear garden featuring a large lawn, established shrubs, and enclosed boundaries providing a high degree of privacy. To the rear of the garden, there is a shed and additional storage unit.

Overall, this is a fantastic opportunity for first-time buyers or those looking for a move-in ready home, finished in tasteful neutral décor throughout and ideally located within walking distance of local amenities.

## 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 – 5.30 pm Monday - Thursday

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.

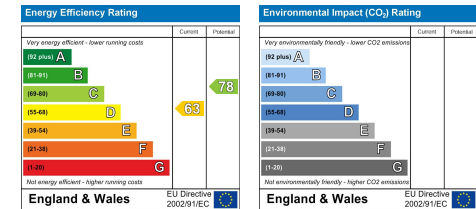




TOTAL FLOOR AREA: 821 sq ft (75.9 sq m) approx.  
 While every attempt has been made to ensure the accuracy of the description contained here, measurements of walls, windows, floors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan 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 Sat nav purposes use the postcode DE11 7DX



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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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There will be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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