



39 Wellwood Road
Swadlincote, DE11 0JQ
£185,000

**lizmilson**
properties

39 Wellwood Road, Swadlincote, DE11 0JQ

***** LIZ MILSOM PROPERTIES ***** are delighted to bring 39 Wellwood Road to the market. Offered for sale with no upward chain, this spacious three-bedroom semi-detached home on Wellwood Road, Newhall provides well-proportioned accommodation ideal for first-time buyers and families. The property benefits from a welcoming entrance hallway, generous lounge with bay window, separate dining room with patio doors, and a modern fitted kitchen. To the first floor are two double bedrooms, a good-sized single bedroom and a recently re-fitted shower room. Outside, the home enjoys a low-maintenance frontage with driveway and a large, private rear garden with patio, lawn, greenhouse and useful outbuildings. Call the office today to arrange your viewing!

- Spacious 3 bedroom semi-detached family home offered with No Upward Chain
- Modern fitted kitchen
- Recently re-fitted shower room
- Driveway & low maintenance frontage
- Ideal purchase for first-time buyers or families
- Generous sized lounge with bay window
- Separate dining room with Patio Doors & views of the rear garden
- Three generously sized bedrooms
- Delightful rear garden with outbuildings
- EPC : TBC/ TAX BAND: A



Location

Situated within the popular and modern Newhall development in Swadlincote, 39 Wellwood Road enjoys a convenient position with a wide range of everyday amenities close at hand. The property is within easy reach of local shops, cafés and supermarkets, along with well-regarded primary and secondary schools, making it an excellent choice for families and professionals alike.

Excellent transport links connect the area to neighbouring towns and cities, including Burton upon Trent and Derby, while the nearby A444 and A511 provide straightforward road access for commuters. Rail services are available from Burton and Tamworth, offering further connectivity across the Midlands and beyond.

Residents can also enjoy a variety of leisure facilities and green open spaces nearby, including Conkers at the National Forest, perfect for walking, cycling and family days out. Combining modern convenience with access to countryside surroundings, this location offers a superb balance of lifestyle and connectivity.

Overview

Offered to the market with no upward chain, this spacious three-bedroom semi-detached home presents an excellent opportunity for first-time buyers and families alike. Set behind an attractive walled boundary, the property enjoys a low-maintenance frontage with a block-paved driveway and slate chippings with gravelled borders. A side gate provides access to the rear garden, while the front entrance door opens into a welcoming entrance hallway.

The entrance hallway is bright and inviting, with a side window allowing plenty of natural light. Doors lead to the spacious lounge and fitted kitchen, while carpeted stairs rise to the first floor.

Positioned to the front of the property, the generous lounge features a bay window flooding the room with natural light, carpeted flooring, radiator and an electric fireplace with surround. An open walkway leads through to the dining room, which benefits from laminate flooring, wall lights, a central ceiling light and radiator. Patio doors provide pleasant views of the rear garden and further natural light.

The fitted kitchen is accessed from the dining room and hallway. Comprising tiled flooring and modern high-gloss white wall and base units. There is an integrated ceramic sink and drainer positioned beneath a window overlooking the delightful rear garden, along with space and plumbing for additional appliances.

To the first floor, the property offers three bedrooms – two doubles and a well-proportioned single – along with a recently re-fitted shower room.

Bedroom One is a fantastic double located to the front, featuring carpeted flooring, front-facing window, useful storage cupboard housing the boiler, and ample space for freestanding furniture.

Bedroom Two is another good-sized double positioned to the rear, with carpeted flooring and views over the rear garden.

Bedroom Three is a good-sized single overlooking the front aspect, with carpeted flooring and a bulkhead.

The accommodation is completed by the recently re-fitted shower room, fitted with a modern white three-piece suite comprising a double shower cubicle with wet wall and assistance handles, low-level WC and vanity wash hand basin. Additional features include a frosted rear window, tiled flooring and chrome towel radiator.

Externally, the rear garden is a particularly attractive feature, offering a generous patio area ideal for outdoor seating, a large lawn, gravel sections and well-stocked shrub borders. There is also a useful greenhouse, outbuildings for garden storage and an outside WC. Fenced and walled boundaries provide a good degree of privacy, with a side gate leading back to the front.

Overall, this is a spacious home with excellent outdoor space and the added benefit of no upward chain – an ideal family purchase and a fantastic opportunity for first-time buyers.

Viewing Strictly Through Liz Milsom Properties

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

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Available:

9.00 am – 5.30 pm Monday - Thursday

9.00 am - 5.00 pm Friday

9.00 am – 2.00 pm Saturday

Closed - Sunday

CALL THE MULTI-AWARD WINNING AGENT TODAY

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.

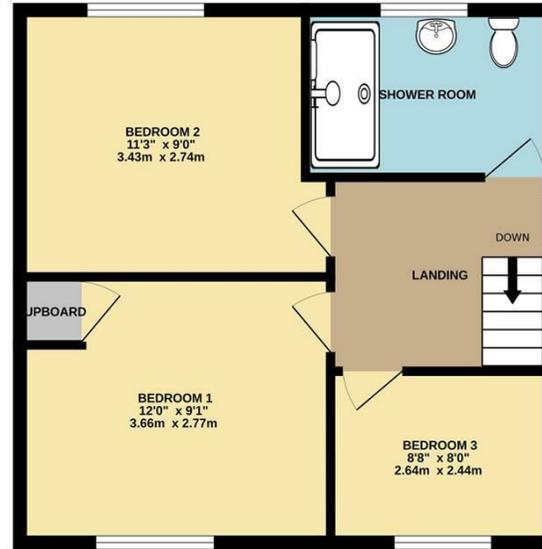
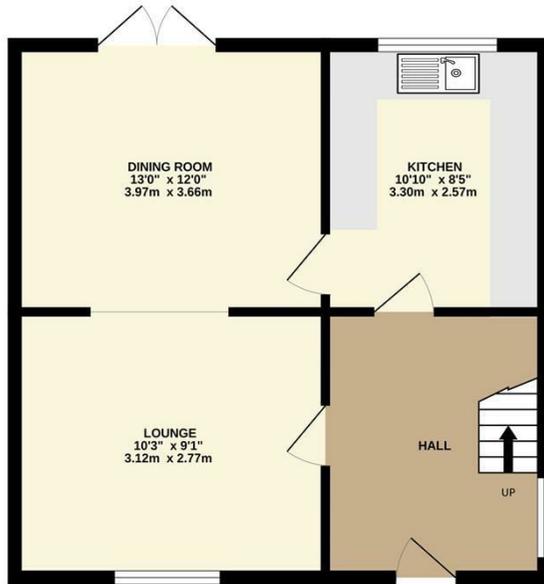


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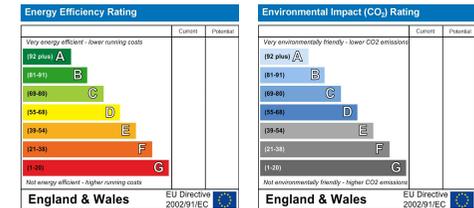
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GROUND FLOOR

1ST FLOOR



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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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

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