




lizmilsom
properties


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11 Birch Avenue
Swadlincote, DE11 0NG
£309,950

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**** LIZ MILSOM PROPERTIES **** are delighted to present this immaculately presented, DETACHED TWO BEDROOM BUNGALOW, upgraded by the current owner and ready to move into. Conveniently located close to local amenities and a short drive from Swadlincote town centre, the property features a spacious Lounge, modern Kitchen, two DOUBLE Bedrooms and contemporary Shower Room. Externally, there are landscaped, low-maintenance gardens, a private rear garden, larger-than-average DETACHED GARAGE and AMPLE OFF ROAD PARKING. Early viewing is highly recommended! EPC Rating: D | Council Tax Band: C - Hurry to View this one.....

- DETACHED 2-Bedroom Bungalow
- Spacious Lounge with bay window
- Open Plan Dining Room
- Modern Shower Room
- Low-maintenance rear garden
- Immaculate, move-in ready condition
- Fitted Kitchen
- Two DOUBLE Bedrooms
- Larger-than-average GARAGE
- Driveway for MULTIPLE Vehicles



Location

Newhall itself has excellent facilities including post office, doctors surgery, chemist, local convenience store, schools of all grades and recreational facilities. The property is ideal for the commuter with excellent road links to the towns of Burton on Trent, Ashby-de-la-Zouch, Swadlincote via the A511, A514 and A38 which in turn lead to the city centres of Lichfield, Birmingham and Nottingham and the M42 motorway network is within close proximity leading to the M1 and beyond.

Overview

The internal accommodation is both spacious and thoughtfully arranged. Upon entering, you are welcomed by a generous Reception Hallway open plan archway leading through to the Lounge, two Bedrooms and Shower Room. The bright and airy Lounge enjoys an attractive bay window and feature fireplace, creating a warm and inviting space to relax. Door leads through the open plan Dining Area with access directly through to the modern fitted Kitchen offers a range of contemporary white wall and floor units and space for appliances, including an oven, electric hob, extractor, washing machine and freezer. Service door out to the rear elevation.

Both Bedrooms are comfortable doubles, with the main Bedroom overlooking the rear garden and featuring fitted wardrobes, which are included in the sale. The second Bedroom benefits from an attractive bay window to the front. Completing the accommodation is a fully upgraded, contemporary Shower Room, finished to a modern standard and comprising a double shower cubicle, vanity unit, WC and useful built-in storage housing the boiler.

Reception Hallway

11'2 x 5'0 (3.40m x 1.52m)

Spacious Lounge

14'4 x 13'0 (4.37m x 3.96m)

Dining Area

13'4 x 7'7 (4.06m x 2.31m)

Fitted Kitchen

8'5 x 7'9 (2.57m x 2.36m)

Principal Bedroom

10'9 x 10' excl robes (3.28m x 3.05m excl robes)

Bedroom Two

12'0 x 8'0 (3.66m x 2.44m)

Modern Contemporary Shower Room

8'1 x 6'5 (2.46m x 1.96m)

Outside - Overview

Externally, the property continues to impress, with both the front and rear gardens having been attractively landscaped for ease of maintenance. The private rear garden features a generous patio area, tiered lawned area and decorative sections, creating an appealing outdoor space ideal for relaxing and entertaining with minimal upkeep.

Larger Than Average Garage

A larger-than-average garage benefits from power, lighting and a courtesy door, offering excellent storage or potential workshop space. The private driveway provides ample OFF ROAD PARKING for multiple vehicles.

A useful covered side porch area provides additional shelter and protection for vehicles during the winter months.



GROUND FLOOR
1166 sq.ft. (108.3 sq.m.) approx.

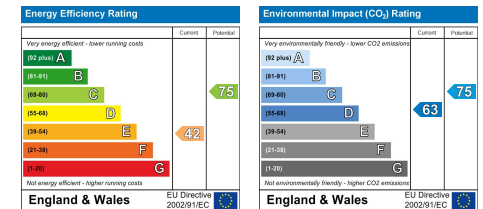


TOTAL FLOOR AREA: 1166 sq.ft. (108.3 sq.m.) approx.

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 oNG



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COUNCIL TAX

Band: C

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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