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**12 Wren Close**  
**Swadlincote, DE11 7QP**  
**Reduced to £210,000**

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## 12 Wren Close, Swadlincote, DE11 7QP

\*\* LIZ MILSOM PROPERTIES \*\* are delighted to offer for sale this Semi-Detached Family Home, PERFECT FOR FIRST TIME BUYERS with READY TO MOVE INTO ACCOMMODATION. With ample OFF ROAD PARKING. The property in brief comprises; fitted Kitchen, separate Dining Room/ second reception room, spacious Lounge, 3 Bedrooms and Family Bathroom. The property benefits , double glazing & gas central heating. Offered with NO UPWARD CHAIN. EPC "C" / Council Tax "B" - Well placed for amenities and excellent for the commuter with easy access to the M42. VIEWING ABSOLUTELY ESSENTIAL call the Award winning Agents on LIZ MILSOM PROPERTIES today.....

- Three bedroom semi-detached home in sought-after location
- Modern Fitted Kitchen
- Three generous sized bedrooms
- Private rear garden
- Offered with NO UPWARD CHAIN
- Spacious lounge
- Dining room / Second reception room
- Family bathroom
- Driveway with ample off road parking
- EPC: C / Tax Band : B



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## Location

Woodville is well placed for the community with excellent road links to the towns of Burton upon Trent, Ashby de la Zouch and Derby, the M42 and A38 are also easily accessible in turn leading to the major cities of Birmingham and Nottingham. Woodville itself has excellent local amenities including doctors surgery, garage, convenience stores, hairdressers, newsagents, Post Office and pharmacy.

## The Well Presented Accommodation

### Overview

Nestled in a peaceful cul-de-sac location in the sought-after area of Woodville, this well-presented three-bedroom semi-detached home offers a fantastic opportunity for family living. With a side tandem driveway and a low-maintenance front garden, this property provides convenience and charm in equal measure.

Upon entering the property through the side entrance, you are greeted by a welcoming entrance hall. From here, you'll find access to the spacious lounge, a useful understairs storage cupboard, and an opening that leads to the modern, fitted kitchen. The kitchen is located at the rear of the property and boasts high-gloss cream wall and base units, complemented by wood-effect rolled edge work surfaces. Integrated appliances include an oven, hob, extractor hood, and drainer sink, with plumbing and space available for additional appliances. A window above the sink allows for plenty of natural daylight and offers a lovely view of the rear garden. A door leads to the dining room/second reception room, also located at the rear, with sliding doors opening out to the rear garden, providing abundant natural light and a seamless transition to the outdoor space. Carpeted flooring and stairs leading up to the first floor complete this space, along with a door that opens to the spacious lounge.

The generously sized lounge runs the full width of the property and is enhanced by a bay window, filling the room with natural light. The room offers ample space for relaxation and entertainment, featuring carpeted flooring, a TV point, central light fittings, and a radiator.

To the first floor, you'll find three well-proportioned bedrooms and the family bathroom. Bedroom One is a spacious double located to the front of the property, with carpeted flooring and a window overlooking the front garden. Bedroom Two, another generous double, is situated

to the rear of the property and benefits from the added convenience of a useful storage cupboard. This room also has carpeted flooring and a window overlooking the rear garden. Bedroom Three is a good-sized single, located to the front with a window that enjoys views over the front elevation and features carpeted flooring.

The family bathroom completes the first floor accommodation with a modern white three-piece suite, including a panelled bath, pedestal wash hand basin, and low-level WC. The bathroom is finished with attractive wall tiling, a chrome heated towel rail, and an opaque window to the rear elevation.

To the rear of the property, the garden is a delightful feature, offering plenty of space to enjoy the outdoors. A large lawned area is complemented by pleasant plants and shrubs, and a patio area provides the perfect setting for summer entertaining. A shed offers handy storage space, while fenced boundaries ensure privacy and security.

This charming home in a quiet location is perfect for those seeking a well-maintained property with fantastic potential. Early viewing is highly recommended!

### Spacious Lounge

15'2" x 10'8" (4.63 x 3.26)

### Dining Room / Second Reception Room

10'6" x 11'3" (3.21 x 3.43)

### Fitted Kitchen

6'11" x 6'9" (2.11m x 2.06m)

### Bedroom One

11'1" x 9'2" (3.39 x 2.80)

### Bedroom Two

10'3" x 9'1" (3.14 x 2.78)

### Bedroom Three

8'3" x 6'1" (2.52 x 1.87)

### Family Bathroom

### 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.

### Available:

9.00 am – 6.00 pm Monday, Tuesday, Wednesday

9.00 am - 8.00 pm Thursday

9.00 am - 5.00 pm Friday

9.00 am – 4.00 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

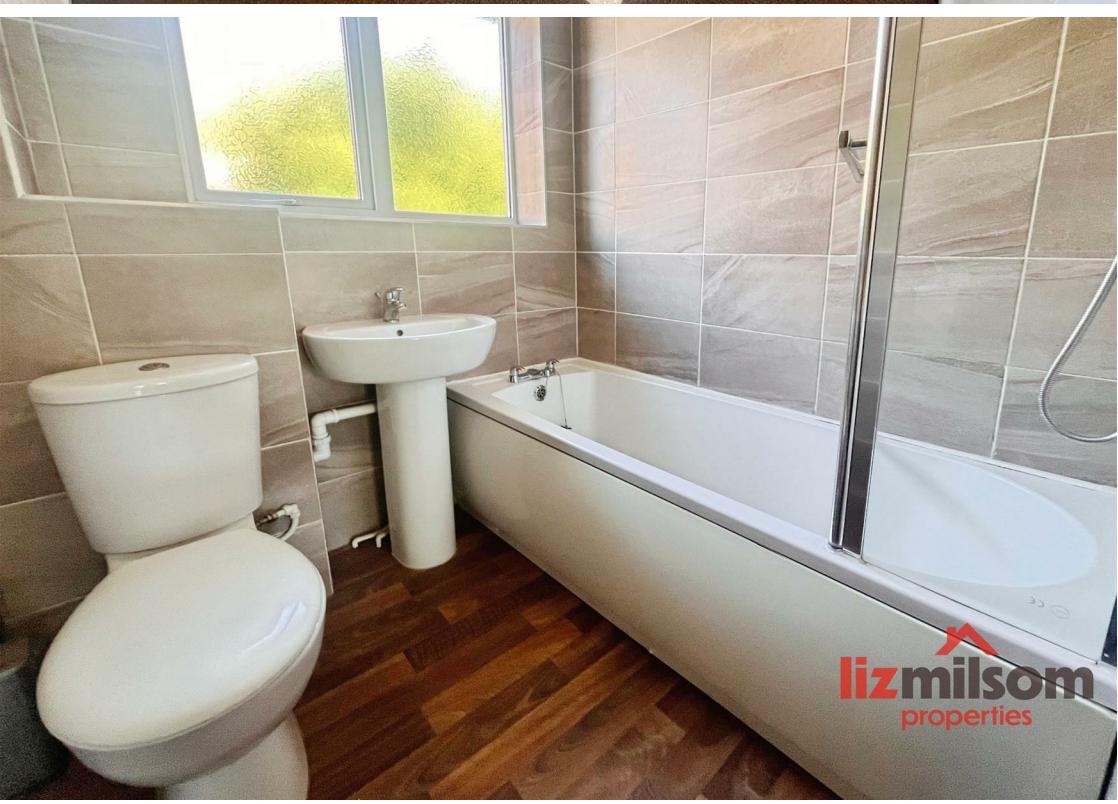
Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

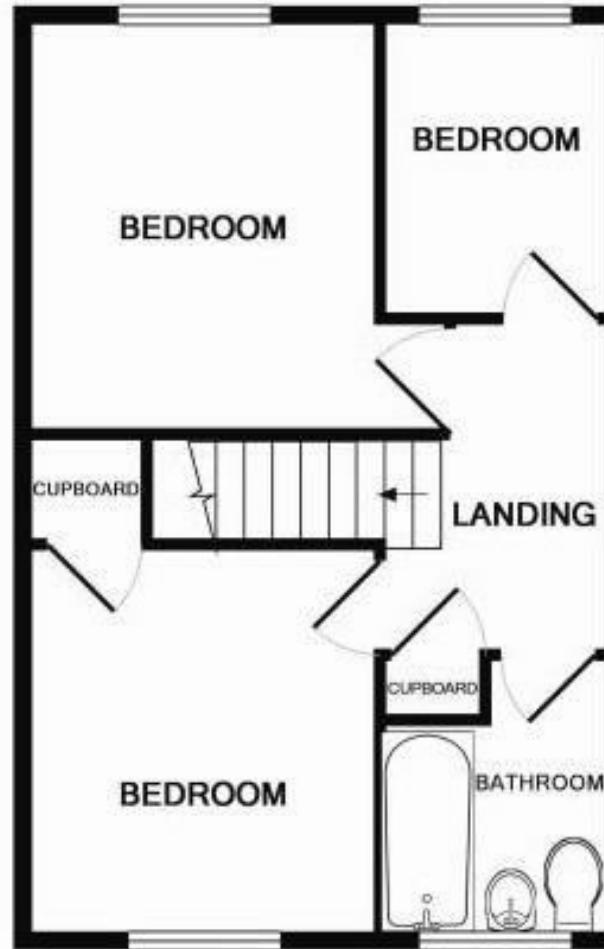
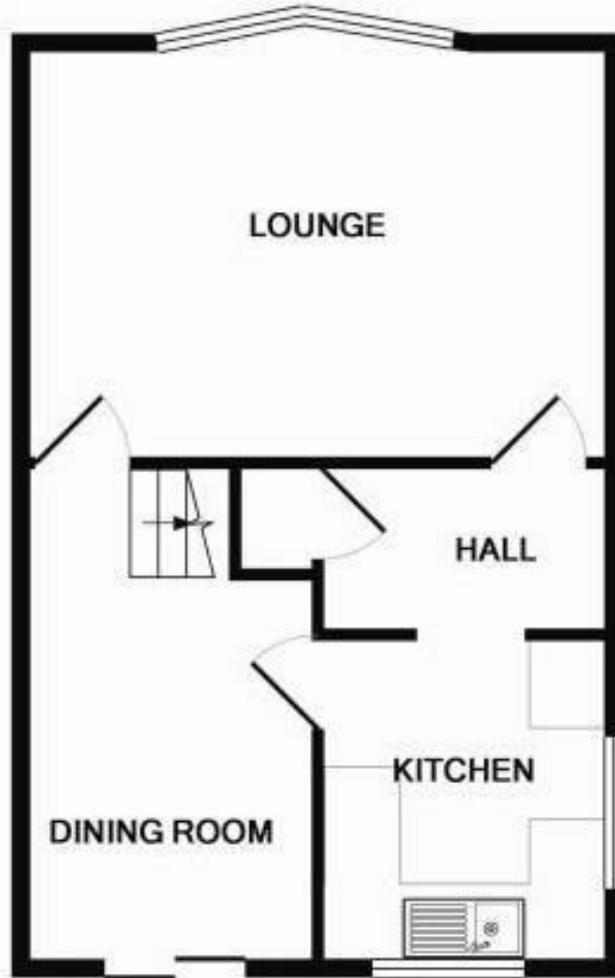
### Measurements

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.

### 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 7QP

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	72	86
(70-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-69)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## 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.

## 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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Your home may be repossessed if you do not keep up repayments on your mortgage.  
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.

