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22 Teasel Drive
Swadlincote, DE11 7GY
£182,500

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*** UNEXPECTEDLY REMARKETED DUE TO CHAIN COLLAPSE *** HURRY TO VIEW - PERFECT FOR FIRST TIME BUYERS - A modern home ideal for first-time buyers, this two-bedroom semi-detached home offers stylish living with gas central heating and UPVC double glazing. The ground floor features a spacious lounge and a sleek dining kitchen with integrated appliances and patio doors leading to a private rear garden with lawn, and patio seating area. Upstairs are two double bedrooms and a contemporary bathroom with shower over bath. Outside, there's a low maintenance artificial lawn and a side driveway, and gated access to the delightful rear garden which benefits from a patio or lawned area. EPC: D TAX BAND: B Call today to arrange your viewing!

- 2 Bed Semi-Detached home
- Modern Fitted Kitchen diner with patio doors out to the rear garden
- Modern Family Bathroom
- Driveway provides ample off road parking with potential for further parking.
- Spacious Lounge
- Two Double bedrooms
- Delightful rear garden
- Ideal starter home, beautifully presented throughout
- Sought after quiet location
- EPC: D TAX BAND: B



Location

Teasel Drive is a select cul-de-sac of 2, 3 and 4 bedroom homes and is a very popular residential area for first time buyers, investors and young families. There are schools within walking distance or a short car journey, local parks and countryside walks. Woodville is well placed for the commuter 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, Chemist, hairdressers, local DIY store, garage, convenience stores, newsagents, many eateries and Post office. The area is well equipped with schools, all within close proximity, Woodville Primary having an excellent Ofsted Report on High Street and Granville Academy on Burton Road. More comprehensive shopping is available at Swadlincote or Ashby-de-la-Zouch. Swadlincote is approximately half a mile away and provides excellent amenities.

The Well Presented Accommodation

Overview

22 Teasel Drive, Woodville – A Well-Presented Two Bedroom Semi-Detached Home

Situated on the sought-after Sorrel Drive Estate in Woodville, this beautifully maintained two-bedroom semi-detached home is perfect for first-time buyers or those looking to downsize. Ideally located for convenient access to the wide range of retail, leisure, and employment facilities in Ashby, Burton, and Swadlincote, the property also benefits from the local amenities of Woodville, including doctors' surgeries, dental practices, schools, and shops.

Upon entering, a welcoming porch provides a practical cloaks cupboard, leading through to a spacious lounge with carpeted stairs to the first floor. The lounge offers ample room for freestanding furniture and flows seamlessly into a stylish dining kitchen.

The modern kitchen is fitted with contemporary white gloss wall and base units, complemented by wooden

worktops. It comes fully equipped with an integrated gas hob and electric oven, fridge/freezer, dishwasher, and washing machine, along with a dedicated dining space and patio doors opening to the attractive rear garden.

Upstairs, there are two generously sized double bedrooms. The main bedroom overlooks the delightful rear garden and provides ample space for freestanding furnishings. The second bedroom, located at the front, also features carpeted flooring and plenty of space. Centrally positioned is the family bathroom, complete with a modern white three-piece suite, electric shower over the bath, WC, and wash basin, all enhanced by tasteful wall and floor tiling.

Outside, the property features a low-maintenance artificial lawn to the front and a driveway to the side, which also offers gated access to the rear garden—potentially suitable for additional parking. The rear garden is mainly laid to lawn with a patio area, perfect for relaxing or entertaining during the warmer months.

This is a well-proportioned, ready-to-move-into home in a popular and convenient location – early viewing is highly recommended.

Spacious Lounge

14'9 x 11'8 (4.50m x 3.56m)

Kitchen Diner

11'8 x 9'10 (3.56m x 3.00m)

First Floor Stairs & Landing

Bedroom One

11'8 x 9'10 (3.56m x 3.00m)

Bedroom Two

11'8 x 8'9 (3.56m x 2.67m)

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

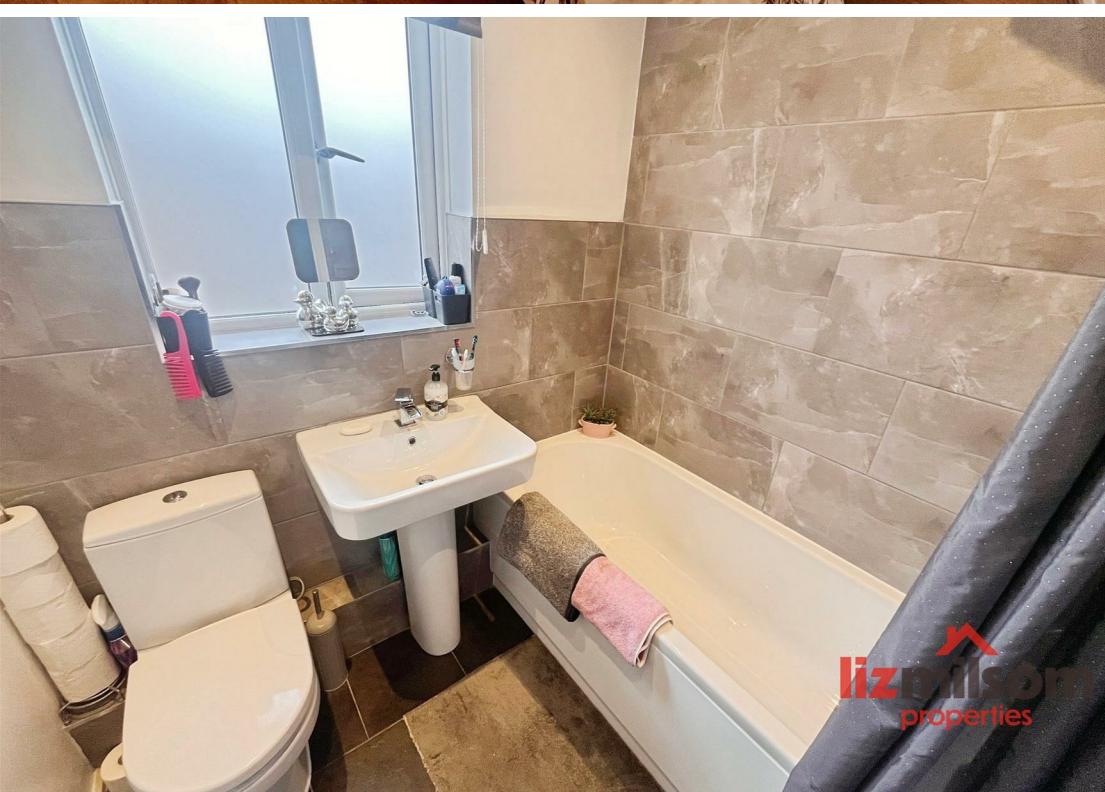
Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

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.





Whilst every effort has been made to ensure the accuracy of the floorplans 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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Seabrook House, Dinmore Grange, Hartshorne,
Swadlincote, Derbyshire DE11 7NJ

Directors: E M Milsom G T Milsom



Directions

For Sat nav purposes use the postcode DE11 7GY

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	87	
(81-91)	B		68
(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	EU Directive 2002/91/EC

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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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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circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

