



167 Wood Lane
Newhall, Derbyshire DE11 0LY
Offers over £200,000

lizmilsom
properties 

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*** LIZ MILSOM PROPERTIES ** are delighted to present this READY TO MOVE INTO, CHAIN FREE upgraded semi-detached family home, situated in an ENVIABLE well established location, being perfect for first time buyers, families and investors alike. Offering good sized accommodation, Hall, Lounge, brand new fitted Kitchen, Utility, separate Study/Play room and large Conservatory. First floor two double bedrooms, generous 3rd and refurbished Bathroom with shower over. All newly decorated and new carpets fitted. Benefiting from gas central heating, double glazing, large car port and plenty of OFF ROAD PARKING with a private enclosed rear garden. EPC rating D. CALL LIZ MILSOM PROPERTIES - OPEN 7 DAYS A WEEK - Well worth a viewing !

- Splendid refurbished home
- Gas central heating & double glazed
- Fitted Kitchen, Utility, Study
- 3 well proportioned bedrooms
- Well established gardens. NO CHAIN
- Perfect for first time buyers
- Hall, bay windows Lounge
- Generous sized Conservatory
- Contemporary modern bathroom
- Ample parking & Carport. View early!



Location

Newhall is well placed for the commuter with excellent road links leading to the towns of Burton on Trent, Ashby de la Zouch, Derby and excellent motorway networks with easy access to the M42 and beyond. A bus stop is situated within close proximity of the property and local amenities are situated within High Street and Main Street, Newhall including shops, Sainsbury's Convenience Store, hairdressers, Doctors, chemist etc. Perfectly placed too for schooling, the property is well placed for the local infant & primary School, which is a short walk away from the school, with the local Secondary school, William Alitt Accademy also being located in Sunnyside, Newhall, which makes one easy drop off, if the buyer has children of varying ages. More comprehensive shopping is available at Swadlincote which is a short drive away with plenty of eateries and Cinema.

The Well Presented Accomodation

Reception Hall

Arched recessed Porch protects the front door which then leads in to the Reception Hallway with laminate floor and stairs leading off to first floor with fitted carpet, useful deep under stairs storage cupboard.

Spacious Lounge

13'8 including bay x 11'0 (4.17m including bay x 3.35m) With walk in PVCu double glazed bay window overlooking the front elevation, wall lights and centre light, feature picture rail, laminate flooring, radiator, TV aerial point and dark wood Adams fire surround with electric stove fire.

Newly fitted Kitchen

12'6 x 8'0 (3.81m x 2.44m) Having been refitted with an excellent range of modern light grey high gloss wall and floor mounted units with soft close doors, ample work surface area, part tiling to walls, integrated electric induction hob and oven with extractor hood above, inset stainless steel sink unit/drainers with mixer tap over, laminate flooring, apot lighting and double doors provide access through into the Conservatory which then lead out to the rear garden.

Splendid sized Conservatory/Dining area

12'0 x 10'0 (3.66m x 3.05m) A great sized additional living accommodation, having a brick built base, tiled flooring with underfloor heating, centre light point and radiator - with double doors leading out on to the rear garden.

Utility/Boiler room

4'4 x 4'6 (1.32m x 1.37m) Located off the Conservatory, having wall mounted

Worcester boiler which serves the central heating and domestic hot water systems, wall units work surface area with space for plumbing for an automatic washer.

Study/Play room

8'7 x 5'9 (2.62m x 1.75m) Located off the Conservatory this room could be have multiple uses with useful USB charger point, recessed lighting and window overlooking the Conservatory.

First Floor and Landing

Carpeted stairs to first floor and landing with access to loft hatch, window to side and all accommodation leads off.

Bedroom One

10'0 x 10'7 (3.05m x 3.23m) Bedroom one is located overlooking the front elevation with PVCu double glazed window, carpet to flooring, centre light point and radiator.

Bedroom Two

10'0 x 9'4 (3.05m x 2.84m) Bedroom Two again a great sized double and is located overlooking the rear elevation with PVCu double glazed window, carpet to flooring, centre light point and radiator.

Bedroom Three

7'0 x 7'0 (2.13m x 2.13m) A generous sized single, having PVCu double glazed window overlooking the front elevation, centre light point, radiator and carpet to the flooring.

Refurbished first floor Bathroom

7'0 x 5'6 (2.13m x 1.68m) Having been totally refurbished with contemporary three piece white suite to include a low level WC, close coupled wash hand basin with 'P' shaped bath with mixer tap and shower over, heated towel rail centre light point and extractor fan, opaque double glazed window to rear elevation.

Outside

The property is set well back from road behind a shaped lawn area, hedge and occupies a distinctive position on this much sought after established road, with smart block paved driveway providing AMPLE OFF ROAD PARKING leading to a CAR PORT and wooden gate provides access to the rear garden. With established borders, shrubs and flower borders with fenced boundaries, patio area and separate lawn section. Included in the sale is the summerhouse located at the top of the garden.

Outside WC

5'3 x 3'2 (1.60m x 0.97m) Having with low level WC ideal if working in the garden or entertaining in the summer months.

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 offering COMPETITIVE fees.

Available:

9.00 am – 6.00 pm Monday to Friday (Late Night until 8.00 pm Thursday)
9.00 am – 4.00 pm Saturday
10.00 am – 12.00 Noon Sunday

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

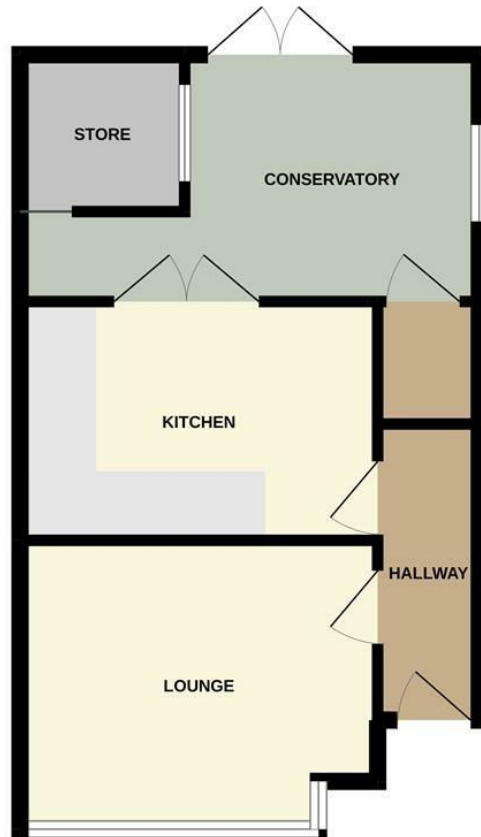
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

LMPL/LMM/EMM.13.12.2022/1 DRAFT

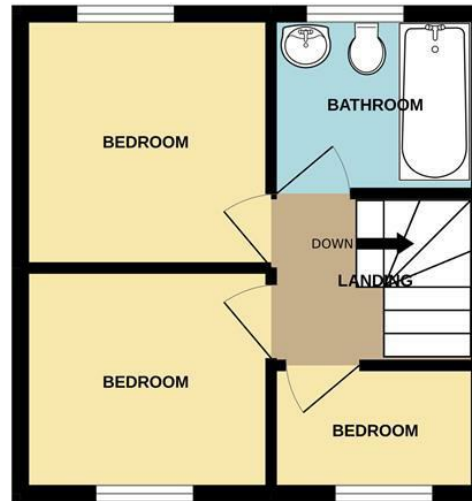
LMPL/LMM/EMM.16.12.2022/2 APPROVED



GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
255 sq.ft. (23.7 sq.m.) approx.

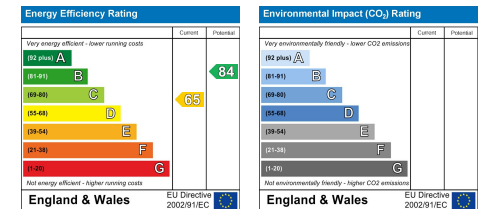


TOTAL FLOOR AREA : 652 sq.ft. (60.5 sq.m.) approx.

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

The property is best approached by travelling out of Swadlincote town centre, along Civic Way, turning left into Midland Road. Upon reaching the mini roundabout proceed straight ahead into Springfield Road, a tree lined avenue. At the T junction turn left onto Burton Road, Midway and proceed for some distance along the A511. At the next mini roundabout, immediately passing the Garage take the first left into Wood Lane and the subject property is situated on the right hand side, clearly denoted by our distinctive red 'For Sale' board. For SAT NAV PURPOSES use DE11 0LY



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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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