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**5 Edward Street  
Swadlincote, DE11 8ER  
£180,000**

## 5 Edward Street, Swadlincote, DE11 8ER

\*\*\*\*\* LIZ MILSOM PROPERTIES\*\*\*\*\* are delighted to present 5 Edward Street. This deceptively spacious three-bedroom semi-detached home set within the popular village of Albert Village. Benefiting from allocated parking, a loft conversion creating an impressive main bedroom, and a private, non-overlooked rear garden, this modern home offers versatile accommodation arranged over three floors. Ideal for first-time buyers, families or professionals, the property combines stylish interiors with practical living spaces in a well-connected village location. EPC: D / TAX BAND: A. Call today to arrange your viewing!

- Spacious 3 bedroom semi-detached home set within a popular village location
- Useful groundfloor utility/WC
- 3 Generously sized bedrooms
- Long rear garden
- Countryside walks on the doorstep
- Modern fitted kitchen
- Spacious lounge with media wall
- Modern family bathroom
- Allocated parking
- EPC: D / TAX BAND : A



## Location

5 Edward Street is situated in the heart of Albert Village, a popular and well-established residential area within South Derbyshire. The property enjoys a peaceful village setting while remaining conveniently close to local amenities and transport links.

Albert Village offers a range of everyday facilities including local shops, a primary school, parks, and traditional pubs. The nearby towns of Swadlincote and Ashby-de-la-Zouch provide a wider selection of supermarkets, retail outlets, restaurants, and leisure facilities. For commuters, the property benefits from excellent road connections via the A444, A42 and M42, offering straightforward access to Burton upon Trent, Derby, Leicester, Birmingham and surrounding areas. The National Forest is also close by, providing beautiful countryside walks, cycling routes and outdoor activities. This location combines village charm with practical convenience, making it ideal for families, first-time buyers and commuters alike.

## Overview:

This deceptively spacious three-bedroom home is situated within the popular village of Albert Village and benefits from allocated parking and a private, non-overlooked rear garden.

Upon entering the property, you are welcomed into a bright front porch enjoying dual aspect windows to the front elevation and tiled flooring, creating a light and practical entrance space. A door leads through to the inner hallway, where access is provided to a useful ground floor utility/WC. This well-appointed space features a low-level WC, integrated sink, frosted window to the side elevation, plumbing and space for appliances, and high gloss wall and base units offering ample storage.

The modern fitted kitchen truly sits at the heart of the home, offering a comprehensive range of stylish units complemented by solid wood worktops. A Belfast sink is perfectly positioned beneath a window overlooking the front aspect. Integrated appliances include a fridge freezer, with additional space and plumbing for further appliances, making this a practical and attractive space.

To the rear of the property is the generous lounge, finished with carpeted flooring and a contemporary media wall. French doors open directly onto the rear garden, allowing plenty of natural light to flood the room and creating an ideal space for relaxing or entertaining. Stairs rise from the lounge to the first-floor accommodation.

The first floor offers two well-proportioned bedrooms and a modern family bathroom. Bedroom Two is a fantastic-sized double located to the rear, complete with carpeted flooring, a window to the rear elevation, and a useful built-in storage cupboard. Bedroom Three, currently utilised as a home office, is another generous sized bedroom with a window to the front elevation, carpeted flooring, and an internal decorative frosted glass window.

The contemporary family bathroom is fitted with a stylish three-piece suite comprising a panelled bath, wash hand basin, and WC. A frosted window to the front elevation provides natural light, complemented by attractive splashback tiling.

The loft conversion houses the impressive main bedroom. Accessed via stairs from the first floor, this fantastic-sized double room offers ample space for freestanding furniture, additional storage, carpeted flooring, and windows to both the rear and side elevations, creating a bright and airy retreat.

Externally, the rear garden is a great size and designed for enjoyment. A patio area provides the perfect seating space, while steps lead down to a lawned area. With fenced boundaries and being private and non-overlooked, it offers an excellent outdoor space for families and entertaining.

This superb home combines modern styling with practical living accommodation and is ideally suited to first-time buyers, growing families or those looking to downsize within this sought-after village location.

## 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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9.00 am – 2.00 pm Saturday

Closed - Sunday

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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.

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## Measurements

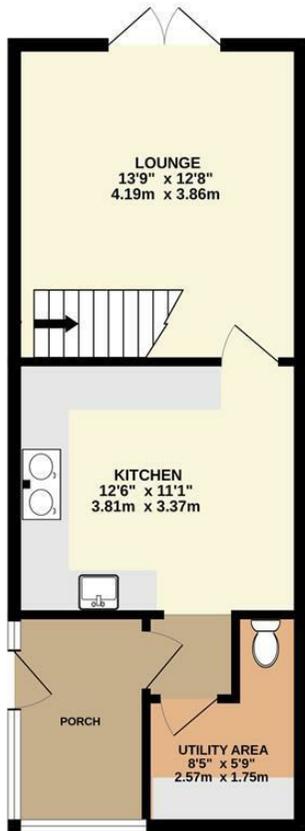
Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

## Disclaimer

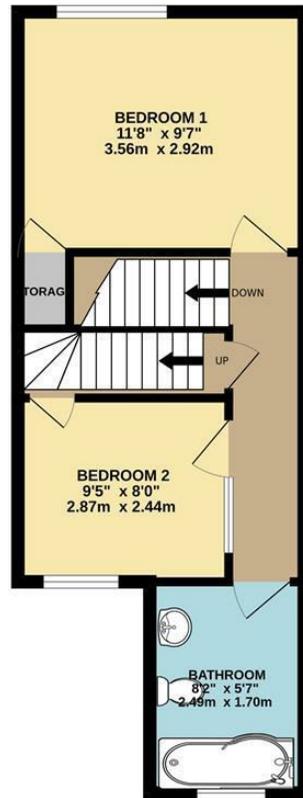
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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



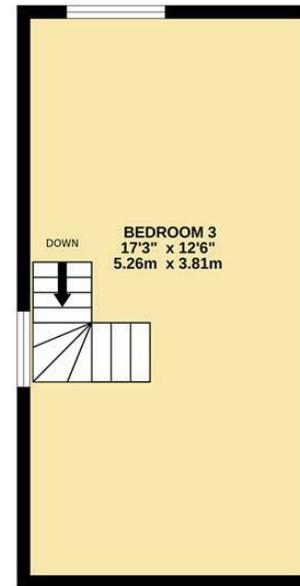
GROUND FLOOR



1ST FLOOR



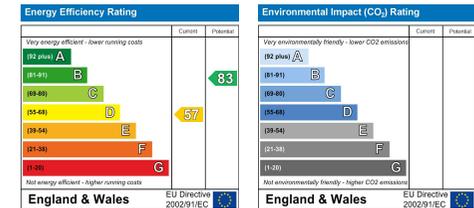
2ND FLOOR



## Directions

For Sat nav purposes use the postcode DE11 8ER

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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