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**12 Speedwell Close**  
**Woodville, Swadlincote, Derbyshire DE11 7JU**  
**£174,950**

## 12 Speedwell Close, Woodville, Swadlincote, Derbyshire DE11 7JU

**PRICED TO SELL - CHAIN FREE** An exceptional two bedroom semi-detached house with south-facing landscaped rear garden and ample off-street parking. The property briefly comprises: entrance hall, open-plan living room, splendid modern fitted dining kitchen with built-in appliances & French doors, First floor modern bathroom/WC incl shower and two double bedrooms with fitted wardrobes/storage. EPC rating C - Council Tax B. **HURRY TO VIEW**, this one will not be around for long!! Call our friendly team Donna, Ellie or Liz at **LIZ MILSOM PROPERTIES** today.

- A keenly priced 2 bedroomed semi!
- Great location, excellent for amenities
- Modern fitted Dining Kitchen
- Modern bathroom including shower
- Easy reach of A42/M1 motorway networks
- Perfect for first time buyers or downsizers
- Open plan Living room
- 2 double bedrooms with wardrobes/storage
- South facing rear garden & patio
- Early viewing **HIGHLY RECOMMENDED!**



## Location

Set within a sought-after part of Woodville, the property offers the ideal balance of convenience and lifestyle. Just a short stroll away are everyday essentials including a Tesco supermarket, local shops and an Asda service station, while excellent schools such as Eureka Primary and Granville Academy make this an attractive choice for families. Healthcare needs are easily met with nearby GP, dental and pharmacy services, and leisure time is well catered for with Swadlincote's Green Bank Leisure Centre, dry ski slope and surrounding parks all close at hand. Commuters will also appreciate superb transport connections via the A511, A444 and M42, linking effortlessly to Burton, Derby, Nottingham and Birmingham – making this location as practical as it is welcoming.

## Overview

A ready to move into, two double bedroom Semi-Detached Home offered with No upward chain.

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 splendid modern kitchen is fitted with contemporary cream wall and floor mounted units, from Howdens complemented by ample worktops. It comes fully equipped with an integrated gas hob and electric oven, space for fridge freezer and space for washing machine, along with a dedicated dining space and French doors opening to the rear garden and patio

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.

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

## Outside

The property is pleasantly situated in a small select cul-de-sac, set back from the road, behind an open plan fore garden. The rear garden is a particular feature of the property, benefiting from being a generous size, with a south-facing elevation and extensive landscaping. The gardens incorporate hardwood sleeper steps with matching retaining walls rising to the shaped lawns with a range of mature shrubs and floral borders, maturing specimen trees and a patio area perfect for relaxing or entertaining during the warmer months.

## Shared driveway leading to off road parking

### Double gates lead to additional off road parking

Offers gated access to the rear garden—potentially suitable for additional parking.

## 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 – 5.30 pm Monday - Thursday

9.00 am - 5.00 pm Friday

9.00 am – 2.00 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.

## Making An Offer

As part of our dedicated service to our Sellers, we ensure that all potential buyers are in a position to proceed with any offer they make and therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their mortgage for the purchase. We work closely with the Mortgage Advice Bureau who can offer Independent Financial Advice, helping you secure the best possible deal and potentially save you money. NB If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order for Liz Milsom Properties to present your offer in the best possible light to our clients.

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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 – offering straight forward honest advice and extremely competitive fees.

## 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

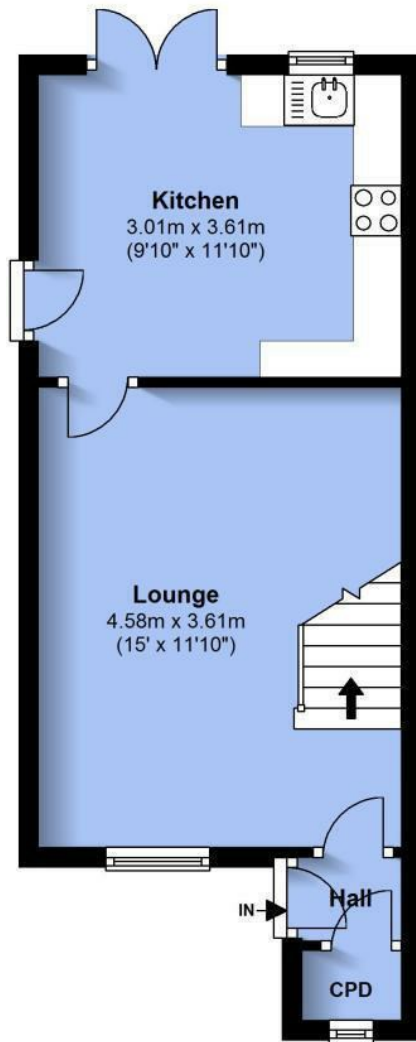
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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

LMPL/LMM/05.02.2026/1 DRAFT



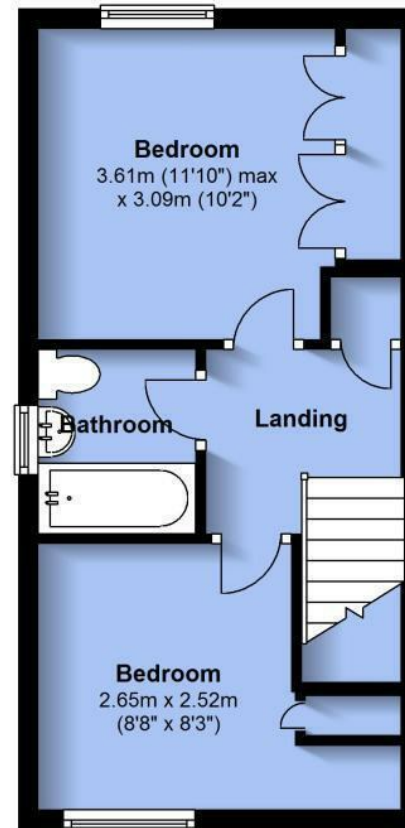
## Ground Floor

Approx. 29.5 sq. metres (317.1 sq. feet)



## First Floor

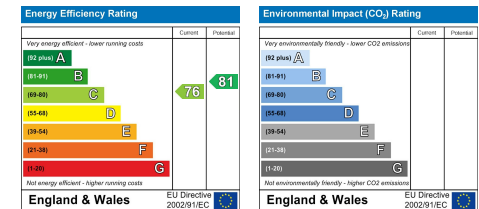
Approx. 28.0 sq. metres (301.8 sq. feet)



Total area: approx. 57.5 sq. metres (618.9 sq. feet)

## Directions

For SAT NAV purposes use DE11 7JU.



Seabrook House, Dinmore Grange, Hartshorne,  
Swadlincote, Derbyshire DE11 7NJ

Directors: E M Milsom G T Milsom

📞 01283 219336

📞 07974 113853

✉ liz.milsom@lizmilsomproperties.co.uk

🌐 lizmilsomproperties.co.uk

## 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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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.



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