



**21 Sun Street**  
**Swadlincote, Derbyshire DE11 7DP**  
**£165,000**

**lizmilsom**  
properties



## 21 Sun Street, Swadlincote, Derbyshire DE11 7DP

**\*\* LIZ MILSOM PROPERTIES \*\*** We are delighted to bring to the market this well-presented TWO-BEDROOM END-TERRACED HOME, offering well-proportioned accommodation throughout and offered with NO UPWARD CHAIN. The property features a spacious lounge/diner, a breakfast kitchen with direct access to the rear garden, and a ground floor wet room. To the first floor are two good-sized bedrooms and a family bathroom. Externally, there is a pleasant, low-maintenance rear garden. EPC Rating "C" | Council Tax Band "A"..... Early viewing is highly recommended

- Two Bed END TERRACE
- Spacious Lounge/Diner
- Ground Floor Wet Room
- Modern Family Bathroom
- Ideal for FIRST TIME BUYERS
- Reception Hallway
- Fitted Breakfast Kitchen
- Two DOUBLE Bedrooms
- Low Maintenance Garden
- NO UP-WARD CHAIN



## Location

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, hairdressers, newsagents, many eateries and Post office. Schools both primary and secondary are within walking distance, so ideal for young family.

## Overview - Ground Floor

The property sits set back from the road with gated side access leading to the side entrance door. The reception hallway provides access to all ground floor rooms and features wood-effect grey vinyl flooring, a central light point, stairs to the first floor, and a useful storage cupboard.

The breakfast kitchen is fitted with a range of wall and floor units, including a breakfast bar, and benefits from integrated appliances including an electric oven, hob, and extractor, with space and plumbing for additional appliances. A side window and rear door with side casements provide plenty of natural light and views over the garden.

The spacious lounge/diner overlooks the front and side elevations and features carpeted flooring, a TV point, a coal-effect fire with surround, two central light points, and an under-stairs cupboard.

The ground floor wet room comprises a three-piece suite with wall tiling and anti-slip flooring, offering practical, modern facilities..

## Overview - First Floor

To the first floor, the principal bedroom overlooks the front elevation with two windows, featuring carpeted flooring, a central light point, and radiator. Bedroom Two overlooks the rear and is also a generous double, with a storage cupboard, loft access, carpeted flooring, central light point, and radiator.

The modern three-piece bathroom comprises a panelled bath, low-level WC, and wash hand basin, with fully tiled walls, anti-slip flooring, a central light point, and towel heater, providing a stylish and practical finish.

## Overview - Outside

Externally, the property benefits from a gated side access leading to the rear garden. The garden features fence-panelled boundaries, an astro-turf lawn, and low-maintenance pebbled edging, creating a neat and easy-to-maintain outdoor space. Please note, the neighbouring property has access for refuse bins.

## Reception Hallway

### Fitted Breakfast Kitchen

12'2" x 11'4" (3.71m x 3.47m)

### Spacious Lounge/Diner

17'4" x 12'5" (5.30m x 3.80m)

### Ground Floor Wet Room

5'1" x 4'9" (1.56m x 1.45m)

## Stairs to First Floor & Landing

### Bedroom One

12'6" x 7'8" (3.83m x 2.36m)

### Bedroom Two

9'5" x 8'4" (2.88m x 2.55m)

### Modern Family Bathroom

5'10" x 5'6" (1.79m x 1.68m)

## 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

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## 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.

## 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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## 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.

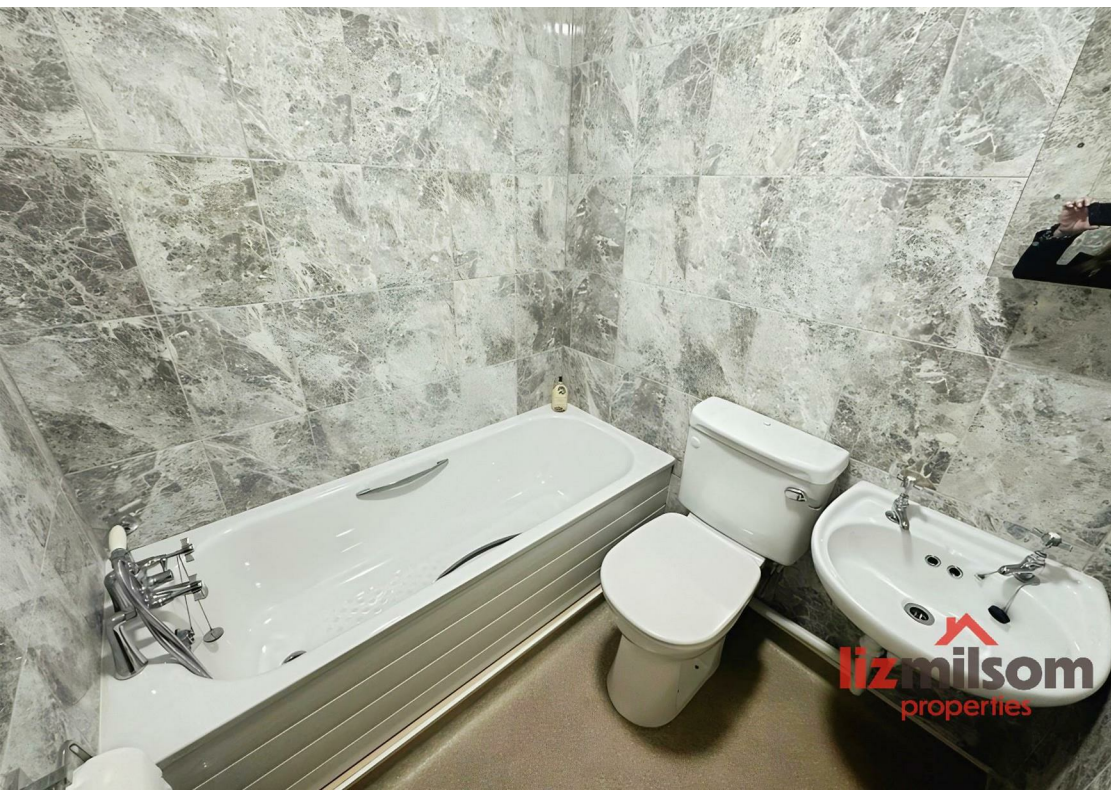
## Services

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.

## 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.

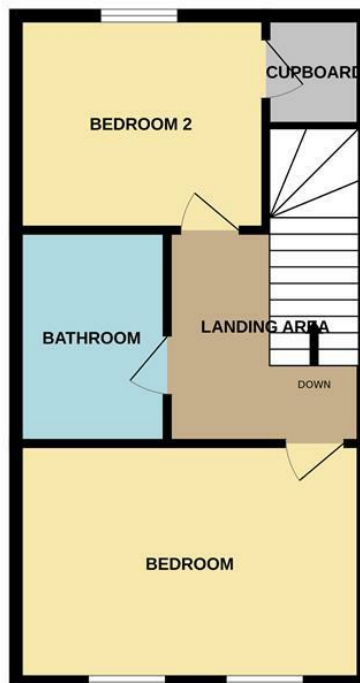
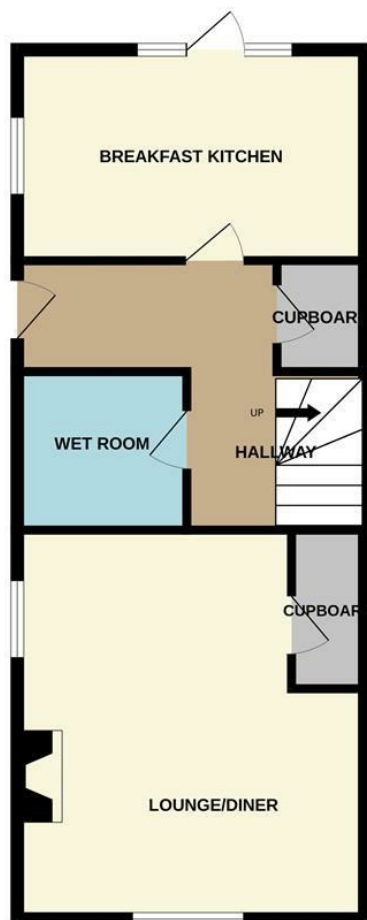






GROUND FLOOR  
558 sq.ft. (51.9 sq.m.) approx.

1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.

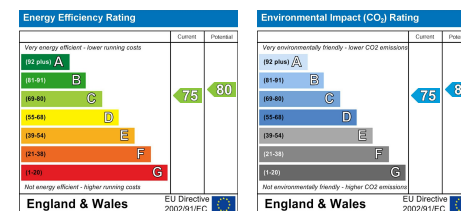


TOTAL FLOOR AREA : 992 sq.ft. (92.1 sq.m.) approx.

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

For SatNav purposes follow DE11 7DP



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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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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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