

*Rosliston Road South, Drakelow, DE15*

***£330,000***



Cadley Cauldwell are pleased to offer this 2 bed semi-detached property. Located in Drakelow within easy commuting distance of Burton on Trent and other major routes including A444 & A38, with the benefit of the countryside on your doorstep. The property comprises of Hallway and plenty of downstairs living space including study/snug, sperate lounge, large kitchen/diner and sunroom, on the first floor there are 2 double bedrooms both with their own en-suite toilet and sink facilities. The property has ample parking for several vehicles to the front. To the rear of the property there is a patio area, low maintenance garden, dog kennels/workshop with water and electric supply. The property benefits from double glazing and gas central heating. **VIEWINGS ARE HIGHLY RECOMMENDED!** To arrange your viewing contact Cadley Cauldwell on 01283 217251.

 Two bed semi-detached

 Private rear garden

 Extensive parking

 Countryside location

 Open plan kitchen/diner

 EPC: C/Council tax: C/Freehold

# Rosliston Road South, Drakelow, DE15

## Directions

SAT NAV Postcode DE15 9UD

## IMPORTANT INFORMATION

Mortgage advise available.

## GROUND FLOOR

### Entrance Hall

### Home Office/Snug

4.24m x 2.13m (13'11" x 7')

### Lounge

4.52m x 3.66m (14'10" x 12')

\*Multi-Fuel Log burner\*

### Kitchen/Dining Room

8.69m x 3.56m (28'6" x 11'8")

### Conservatory/ Sun Room

2.87m x 3.58m (9'5" x 11'9")

### Family Bathroom

2.62m x 2.13m (8'7" x 7')

Includes free standing bathtub, toilet, sink and shower cubical.

## FIRST FLOOR

### Bedroom One

3.25m x 3.66m (10'8" x 12')

### En-Suite WC

1.04m x 1.50m (3'5" x 4'11")

### Bedroom Two

3.76m x 2.87m (12'4" x 9'5")

\*Fitted Wardrobes\*

### En-Suite WC

1.04m x 1.24m (3'5" x 4'1")

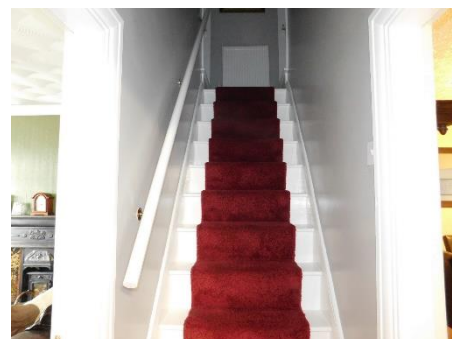
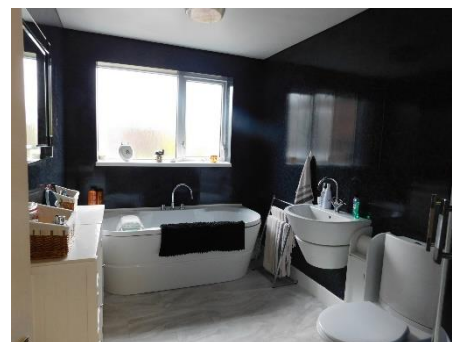
## OUTSIDE

### To The Front

Private parking for several vehicles

### To The Rear

Enclosed rear garden with patio area, low maintenance garden with artificial grass, workshop/dog kennels.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		69	81
England, Scotland & Wales		EU Directive 2002/91/EC	



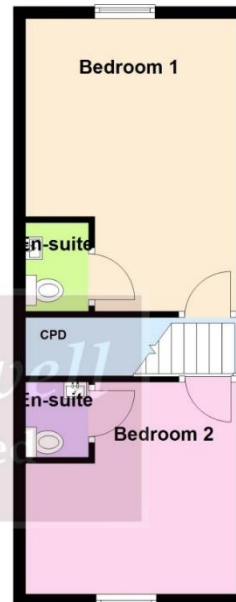
### Ground Floor

Approx. 68.2 sq. metres (734.2 sq. feet)



### First Floor

Approx. 33.9 sq. metres (365.0 sq. feet)



Total area: approx. 102.1 sq. metres (1099.2 sq. feet)

Please note - these are not to scale. For display purposes only  
Plan produced using PlanUp.

Viewing by appointment only with  
Cadley Cauldwell, 19, High Street, Swadlincote, DE11 8JE

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CADLEY CAULDWELL NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.