

50 The City
Woodville, Derbyshire DE11 7DH
£150,000

lizmilsom
properties

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***** LIZ MILSOM PROPERTIES ***** are delighted to bring 50 The City to the market. A spacious two double bedroom end-terraced home situated in a quiet and convenient Woodville location. Offering generous living accommodation, a fitted kitchen, modern ground floor bathroom and two well-proportioned double bedrooms. Externally, the property benefits from a fantastic-sized rear garden with hardstanding currently utilised for parking, lawned garden and useful side access. An ideal first-time purchase, early viewing is highly recommended. EPC: E / TAX BAND: A Call the office today to arrange your viewing !

- Well presented spacious two double bedroom end-terraced home
- Quiet and convenient Woodville location
- Fitted kitchen
- Spacious lounge
- Modern ground floor family bathroom
- Two fantastic-sized double bedrooms
- Large lawned area with hardstanding area currently utilised for parking
- Street parking to the front
- Ideal first-time buyer opportunity
- EPC: E / TAX BAND: A







Location
The property is situated in the popular area of Woodville, conveniently positioned for access to the nearby towns of Swadlincote and Ashby-de-la-Zouch, both offering a range of shopping facilities, supermarkets, cafés, restaurants and everyday amenities. The area benefits from local schools, leisure facilities and convenient road links to Burton upon Trent, Derby and the wider East Midlands, making it an ideal location for commuters and families alike. Nearby countryside and green spaces also provide opportunities for walking and outdoor recreation.

Overview
Situated in a quiet yet convenient setting in Woodville, Swadlincote, this spacious two double bedroom end-terraced home offers generously proportioned accommodation together with a fantastic-sized rear garden. With the added benefit of side access, ample outdoor space and a modern family bathroom, the property would make an ideal purchase for first-time buyers or those looking to step onto the property ladder.

To the front of the property, there is street parking available, with useful side access leading through to the rear garden, which the current sellers also utilise for off-road parking.

Upon entering, you are welcomed into a spacious and inviting lounge, positioned to the front of the property. This generous reception room benefits from carpeted flooring, ample space for freestanding furniture and a front-facing window which allows plenty of natural light to flow through. A door leads through to the fitted kitchen.

The kitchen is fitted with a range of wall and floor-mounted units complemented by work surfaces. Integrated appliances include an oven, hob and extractor, whilst a stainless steel sink is positioned beneath a window overlooking the rear garden. The kitchen also houses the boiler and benefits from a useful understairs storage cupboard, together with additional space and plumbing for further appliances. A door provides access to the staircase and landing, whilst a further door leads through to the inner hallway.

The inner hallway offers useful built-in storage cupboards and provides access to the rear garden via a side door, along with access to the ground floor family bathroom.

The modern family bathroom is fitted with a contemporary white suite comprising a panelled bath with shower over, low-level WC and wash hand basin set within a vanity unit with useful built-in storage. An opaque window to the side aspect provides natural light whilst maintaining privacy.

To the first floor, there are two well-proportioned double bedrooms. Bedroom One is a generous double room situated to the front of the property, benefiting from carpeted flooring, a front-facing window allowing plenty of natural light and ample space for freestanding bedroom furniture.

Bedroom Two is another fantastic-sized double bedroom, positioned to the rear of the property and enjoying views over the rear garden. This room also benefits from carpeted flooring and ample space for freestanding furniture.

Externally, the property boasts a particularly generous rear garden, offering excellent outdoor space. There is a hardstanding area currently utilised by the sellers for parking, together with a large lawned section and gravel borders. Fenced boundaries provide a good degree of privacy, although access is required for the neighbouring property.

Overall, this is a fantastic opportunity to acquire a spacious and well-proportioned two double bedroom end-terraced home, occupying a quiet and convenient Woodville location. With its generous accommodation and impressive outdoor space, the property is ideally suited to first-time buyers and early viewing is highly recommended.

The Well Presented Accommodation

Front Reception Room
13'00 x 9'10 (3.96m x 3.00m)

Fitted Kitchen
11'0 x 9'10 (3.35m x 3.00m)

Rear Entrance Lobby
7'0 x 3'0 (2.13m x 0.91m)

Ground floor family bathroom
7'5 x 6'0 (2.26m x 1.83m)

Stairs to first floor and Landng

Front double Bedroom
13'0 x 9'10 (3.96m x 3.00m)

Rear double bedroom
10'10 x 9'10 (3.30m x 3.00m)

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 COMPETITVE 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

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.

AML for Purchasers
ANTI MONEY LAUNDERING REGULATIONS - : In accordance with current Anti-Money Laundering (AML) Regulations, once an offer has been accepted, all prospective purchasers will be required to provide proof of identity and address before solicitors can be instructed. This will typically include a valid passport or photocard driving licence together with a recent utility bill or bank statement. *Purchasers will also be required to complete an electronic AML verification. This process must be completed before the transaction can proceed.

*The Office will provide the relevant information/costings for the purposes of AML upon acceptance of any offer.

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.




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GROUND FLOOR
280 sq.ft. (26.0 sq.m.) approx.

1ST FLOOR
207 sq.ft. (19.3 sq.m.) approx.



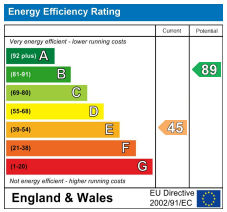
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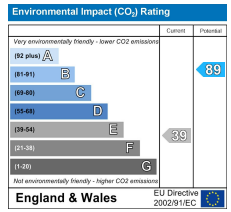
TOTAL FLOOR AREA : 487 sq.ft. (45.3 sq.m.) approx.

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 Sat nav purposes use the postcode DE11 7DH





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

Directors: E M Milsom G T Milsom

t 01283 219336

m 07974 113853

e liz.milsom@lizmilsomproperties.co.uk

w lizmilsomproperties.co.uk

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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