

21 Ladyfields Way
Swadlincote, DE11 0RH
£140,000

lizmilsom properties

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**LIZ MILSOM PROPERTIES ** in conjunction with IAMSOLD AUCTIONS are delighted to offer this SEMI-DETACHED HOME, ideal first home or BTL opportunity. The accommodation comprises : Porch, Lounge/Diner, Breakfast Kitchen/Diner, 2 generous bedrooms & Bathroom. Externally there is OFF ROAD parking to GARAGE. Gardens to front and rear. EARLY VIEWING is absolutely ESSENTIAL - NO UPWARD CHAIN - EPC Rating D, Council Tax Band A- To view: CALL the multi-Award winning Agents, LIZ MILSOM PROPERTIES.

** AUCTION TO COMMENCE shortly - Book you viewing appointment TODAY!!

NOTE : This property is for sale by MODERN METHOD OF AUCTION powered by IAMSOLD Ltd- Starting Bid £150,000 plus Reservation Fee - Please refer to the 'Auctioneers Comments'

- For Sale by Modern Method of Auction – Terms & Conditions apply
- Subject to a hidden Reserve Price
- Buyers' Fees Apply
- 2 bedroomed semi-detached home
- Lounge/Diner, Fitted Kitchen
- 2 double bedrooms
- Bathroom EPC rating D. Council Tax B
- Garage & off road parking, gardens
- Excellent road links for commuter
- CALL TO VIEW - Excellent opportunity







Location
Newhall is well placed for the commuter with excellent road links leading to the towns of Burton on Trent, Ashby de la Zouch and excellent motorway networks leading to the M42 and M1. A bus stop is situated within close proximity of the property and local amenities are situated within High Street and Main Street, Newhall including shops, Sainsbury's Convenience Store, hairdressers, Doctors, chemist and cafes etc. In Newhall itself, there are infants, primary and secondary schools so accommodates all age groups.

Auctioneers Comments
This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, IAMSOLD Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with IAMSOLD and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by IAmSold.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements
The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Reception Porch

Lounge/Diner
12'0 x 17'5 (3.66m x 5.31m)

Fitted Kitchen
11'0 x 6'10 (3.35m x 2.08m)

First floor and Landing

Double bedroom
12'0 x 8'3 (3.66m x 2.51m)

Bedroom
12'0 x 9'0 (3.66m x 2.74m)

Family bathroom
Having a three piece white suite comprising WC, basin, bath with shower over.

Outside
Front and rear gardens, with side access to the attached garage.

Attached garage with off road 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 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

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.

LMPL/LMM.10.11.2026/1







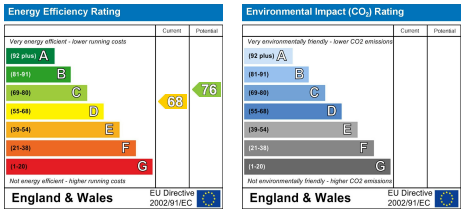


Floor Plan



Directions

For SAT NAV purposes use DE11 0RH.



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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
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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It could take just 15 minutes with one of our specialist advisers:

Call: 01283 219336
Online: www.mortgageadvicebureau.com/lizmilsom



Mortgage Advice Bureau

Your home may be repossessed if you do not keep up repayments on your mortgage.

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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