

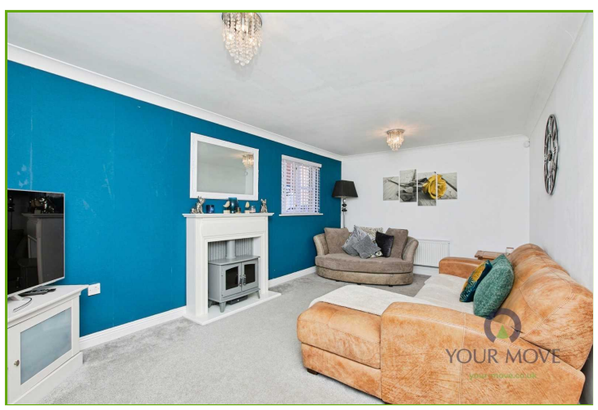














Ealand Street, Rolleston-on-Dove,
Burton-on-Trent, Staffordshire,
DE13

Asking Price: £345,000

Tenure: Freehold

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The Property Ombudsman

Ealand Street, Rolleston-on-Dove, Burton-on-Trent, Staffordshire, DE13

Asking Price: £345,000 Tenure: Freehold

Council Tax Band: C
EPC Rating: C
Local Authority: East Staffordshire Borough Council

Other important information which you will need to know about this property can be found at your-move.co.uk

A neutrally decorated 3-bedroom detached house for sale in the sought-after village of Rolleston-on-Dove near Burton-on-Trent, offering a simple layout with one reception room, kitchen and two bathrooms, good access to local amenities and green spaces, convenient rail links from Burton station, and practical running costs with an EPC rating of C and Council Tax band C.

Description
This neutrally decorated 3-bedroom detached house is **for sale** in the sought-after village of Rolleston-on-Dove, near Burton-on-Trent in Staffordshire. Offering one reception room, a kitchen diner and two bathrooms, it provides a straightforward layout suited to a range of lifestyles.
Rolleston-on-Dove is known for its village feel, with local pubs, a primary school and access to green spaces, including walks along the River Dove and nearby parks around Burton. Everyday amenities, supermarkets and further schooling options can be found in Burton-on-Trent.
For rail connections, Burton-on-Trent station is the nearest mainline stop, reachable by a short drive. From there, services run to Derby in around 15 minutes and Birmingham in approximately 30–35 minutes, making commuting manageable.

The property has an EPC rating of C and falls within Council Tax band C, offering a practical option for buyers looking in this part of Staffordshire.

Entrance Hall

Lounge
18`7 x 10`4

Kitchen Diner
18`7 x 9`1

Utilty / WC
5`3 x 3`9

First Floor Landing

Bedroom One
10`5 x 10`4

En Suite Shower WC
9`2 x 4`9

Bedroom Two
9`8 x 9`1

Bedroom Three
9`2 x 6`5

Family Bathroom
6`10 x 6`4

Garage

Garden

Freehold

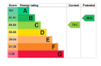
Council Tax Band
C East Staffs

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All Measurements
All Measurements are Approximate.

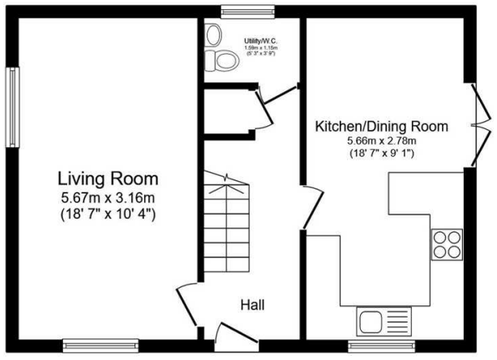
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

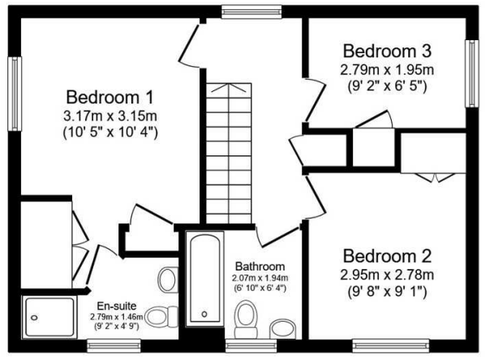


For full EPC please contact the branch.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.



Ground Floor



First Floor

Total floor area 164.2 sq.m. (1,768 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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