



Modern end terrace home with well maintained accommodation suitable for a variety of potential buyers occupying a pleasant cul de sac position on the always in demand Birdland development.

NO UPWARD CHAIN

£180,000



For sale with no upward chain, viewing of this well maintained home is highly advised whether you are looking to make your first step onto the property ladder, downsizing or for a buy to let investment.

Situated towards the head of a popular and quiet cul de sac in the always sought after Birdland location that is within easy reach of the convenience shop found on the development and the town centre with its wide range of amenities.

Accommodation - A uPVC part obscure double glazed entrance door opens to the enclosed porch where a door leads to the ground floor accommodation.

The well proportioned lounge has a focal fireplace and a front facing window providing ample natural light plus stairs rising to the first floor.

The fitted dining kitchen extends to the full width of the home having a range of base and eye level units with fitted worktops, an inset sink unit set below the window overlooking the garden, gas cooker with an extractor over, washing machine and additional appliance space plus a useful understairs recess and a uPVC part obscure double glazed door opening to the pleasant garden.

To the first floor the landing has a loft hatch and doors leading to the two good sized bedrooms, the front facing master having a built in double wardrobe and airing cupboard, and the rear facing bedroom enjoying an impressive far reaching view.

Completing the accommodation is the fitted bathroom which has a white suite incorporating a panelled bath with an electric shower and glazed screen above.

Outside - To the rear a paved patio provides a pleasant seating and entertaining area enjoying a degree of privacy leading to the enclosed garden which is laid to lawn with shrub borders and a shed to the side. Gated access leads to the front that has a garden laid to lawn with a shrub bed. A tarmac driveway provides off road parking for several vehicles.

what3words: unopposed.evaporate.chipper

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction:

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

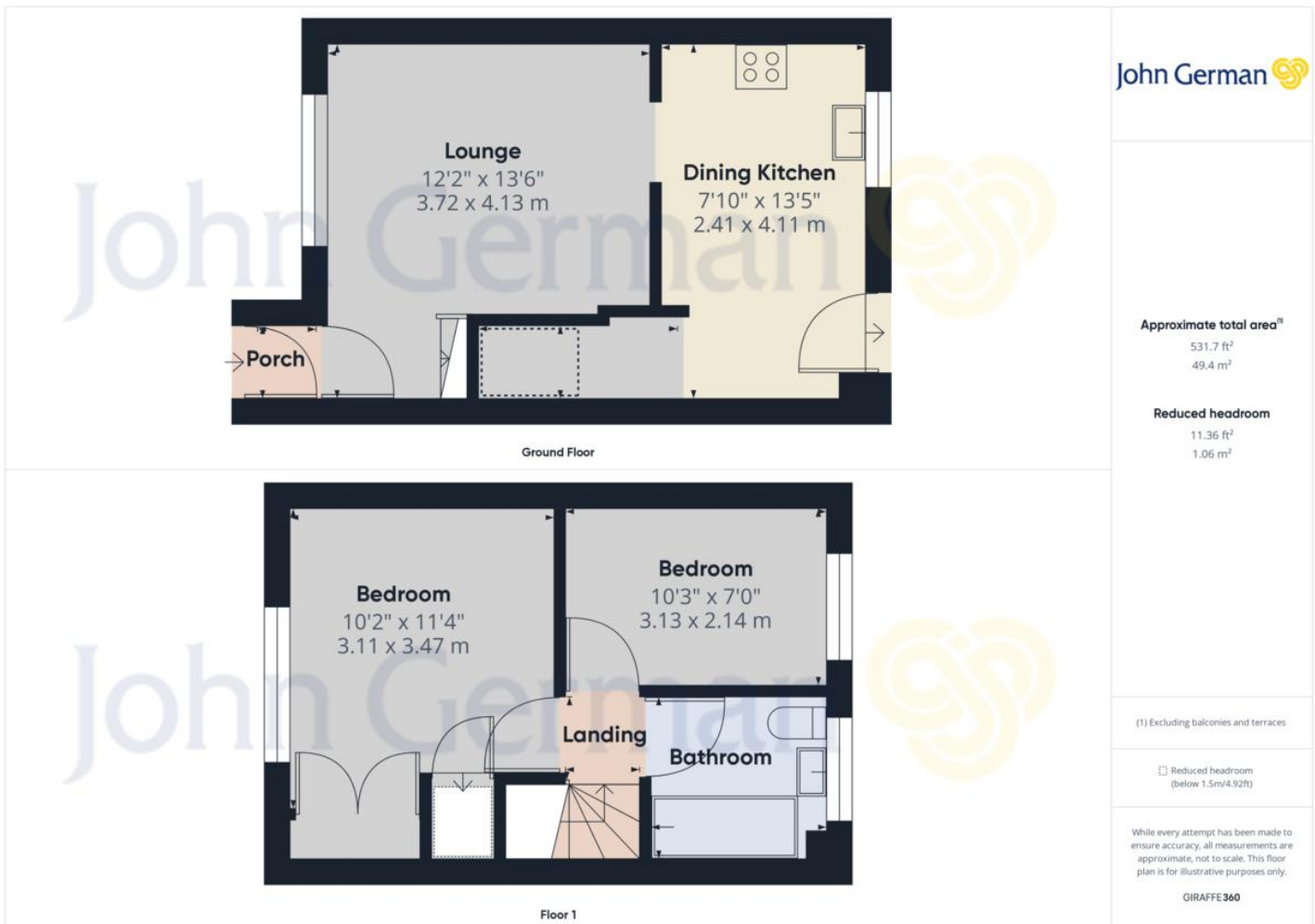
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/20062024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German
 9a Market Place, Uttoxeter, Staffordshire, ST14 8HY
 01889 567444
 uttoxeter@johngerman.co.uk

Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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 contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | Derby | East Leake | Lichfield
 Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent