

Corsham Place

Marchington, Uttoxeter, ST14 8LU



Well presented and maintained traditional mid terrace home, providing generously sized accommodation with a pleasant rear garden backing onto fields and a fishing lake.

£215,000



John German

Whether looking to move up or down the property ladder, your first home or for a buy to let investment, viewing and consideration of this spacious terraced home is highly advised to appreciate its room dimensions and its exact position on the cul-de-sac enjoying a nice outlook to the rear over fields and a fishing lake, enjoying a good degree of privacy.

The first property offered for sale on the open market for approximately 10 years, and conveniently situated between the villages of Marchington and Draycott in the Clay. The towns of Uttoxeter and Burton upon Trent, plus the cathedral city of Lichfield are all within easy commutable distance, and the nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke-on-Trent.

Accommodation: A uPVC part obscured double glazed entrance door opens to the hall, having a tiled floor and stairs rising to the first floor, plus a door leading to the ground floor accommodation.

The dining room has a front facing window providing natural light and a useful understairs cupboard. The comfortable lounge enjoys a pleasant view of the rear garden and beyond, plus a focal chimney breast with an open fire and feature surround.

The fitted kitchen extends to the full depth of the home, with dual aspect windows and a range of base and eye level units with fitted work surfaces and an inset sink unit set below the rear facing window, space for an electric range stove with extractor hood over, plumbing for a washing machine and additional appliance space. A uPVC part double glazed door opens to the pleasant rear garden.

To the first floor the landing has a built-in airing cupboard housing the hot water cylinder and a front facing window, plus doors leading to the three good sized bedrooms. The two double bedrooms positioned to the rear enjoying an impressive far-reaching view. Completing the accommodation is the fitted

family bathroom, having a white three-piece suite incorporating a panelled bath with an electric shower and glazed screen above, plus complementary tiled splashbacks and two front facing windows.

Outside, to the rear timber decking provides a lovely seating and entertaining area, leading to the good sized garden laid mainly to lawn with well stocked beds and borders, containing a variety of shrubs and plants, plus space for a shed and enjoying a good degree of privacy and a pleasant outlook to the rear over fields and a fishing lake.

To the front is a garden laid to lawn with a central bed. Tarmac driveway provides off road parking for several vehicles.

What3Words: woodstove.september.actual

Please Note: The property is on 2 Land Registry Titles

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Driveway **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Electric heaters

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

Broadband type: Fibre

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: JGA13092024

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		
69-80	C		
55-68	D		57 D
39-54	E		
21-38	F	30 F	
1-20	G		



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