Shipton Drive Uttoxeter, ST14 7NJ







Perfect for first time buyers or young families having undergone a range of recent improvements including a new kitchen with high gloss units and a breakfast bar as well as a recently refitted bathroom fitted with a four-piece mono chrome suite.

£189,500



Situated on the popular road providing easy access to both local amenities and the town centre with its wide range of facilities.

Entrance to the property is via an entrance lobby with stairs rising to the first floor, a door leading through into the ground floor living spaces and a composite double glazed front entrance door.

The lounge overlooks the front elevation through a large double glazed picture window and there is a feature fireplace forming the focal point of the room with a decorative surround and a granite back and hearth. There is a gas point for a fire if desired.

Moving through to the fully refitted breakfast kitchen which has been refitted with an extensive range of high gloss storage units with wood worktops and a generous matching breakfast bar with storage beneath, inset stainless steel sink unit with flexi hose mixer tap, built-in oven and four ring gas hob with extractor hood over, integrated dishwasher, space for an American style fridge freezer and a double glazed window. A part glazed entrance door leads into the conservatory that provides excellent additional living space with double glazed windows and a polycarbonate roof, power and central heating provided.

On the first floor stairs lead to a central landing with access to a mainly boarded loft space with a pull down ladder. Doors lead off to three bedrooms and a very stylish bathroom that is beautifully fitted out with a full four piece mono chrome suite comprising corners hower, panelled bath, low flush WC and a wash basin with storage beneath, PVC panelling has been fitted to all the splashback areas, a heated towel radiator and two opaque glazed windows to the rear.

Outside to the front of the property is a large tarmaced parking area. Access to the rear garden is via a side passage leading to a lawned rear garden with a block paved patio area adjacent to the house and a composite deckat the end of the garden where there is also a timber garden shed.

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: Traditional

Parking: Drive

Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Mains gas

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

Our Ref: JGA/04042025

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.

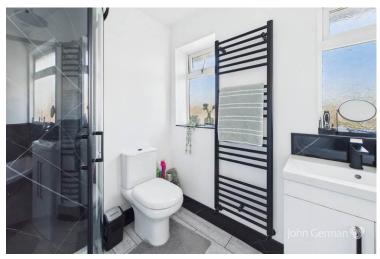
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from $1^{\rm st}$ March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memora ndum being issued.













John German 🧐





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.

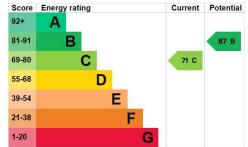
Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR

Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking 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.



OnTheMarket rightmove A (RICS



John German 9a Market Place, Uttoxeter, Staffordshire, ST148HY 01889 567444 uttoxeter@johngerman.co.uk





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