

Stanley Crescent

Uttoxeter, ST14 7BD



Well maintained modern style detached home occupying a pleasant cul de sac position in a popular area of town.

NO UPWARD CHAIN

£229,995



John German

An ideal first step onto the property ladder, home move or buy to let investment, viewing and consideration of this realistically priced detached home is strongly recommended. For sale with no upward chain involved, the property has been well maintained by the current owner while providing an opportunity to move straight in and make it your own.

Occupying a pleasant position with off road parking and a detached garage, within close proximity of local amenities including convenience shops and a public house.

Accommodation - An enclosed porch with a timber door opens to the well proportioned lounge which extends to the full width of the home having a wide bow window providing natural light and a focal point fireplace. Stairs rising to the first floor with an understairs cupboard housing the Worcester gas central heating boiler.

The fitted dining kitchen also extends to the full width of the property having a range of base and eye level units with worktops and an inset sink unit set below one of the two windows overlooking the garden, a fitted gas hob with an extractor hood over and an electric oven under, integrated fridge and plumbing for both a dishwasher and washing machine. A uPVC part obscure double glazed door provides direct access to the patio and garden.

The first floor landing has a built in airing cupboard housing the hot water cylinder and doors to the three bedrooms, two of which can accommodate a double with the front facing master having fitted wardrobes with mirror sliding doors. Completing the accommodation is the fitted family bathroom having a white suite incorporating a panelled bath with an electric shower and screen above.

Outside - To the rear a paved patio leads to the enclosed garden laid mainly to lawn with a shrub border at the top. To the front is a garden laid to lawn. A tarmac driveway provides off road parking leading to the side of the home and further to the detached good sized garage which has an up and over door, power and light and four side facing windows.

what3words : shopping.serenade.harmless

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: Drive and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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 C

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

Our Ref: JGA/13062025

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.

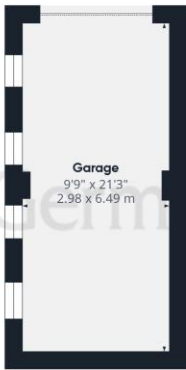
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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

John German

Approximate total area⁽¹⁾
868 ft²
80.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

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The Property
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APPROVED CODE
TRADING STANDARDS UK

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Agents' Notes

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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.

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