



Substantial traditional semi detached home with expanded ground floor space occupying a good sized plot at the head of a cul de sac.

£240,000



An ideal first step onto the property ladder, up or downsize, internal inspection of this impressive home is highly advised to appreciate its room dimensions and layout, condition and plot.

Situated at the head of a cul de sac within close proximity to local amenities including the Tesco Express mini supermarket and a public house. The town centre with its wide range of amenities is also within easy reach.

Accommodation - A uPVC part obscure double glazed entrance door and side panel opens to the welcoming hallway where stairs rise to the first floor and doors including roller doors lead to the spacious ground floor accommodation.

The comfortably sized lounge has a wide front facing window and a focal double sided cast log burner set on a feature mosaic tiled hearth.

The impressive open plan dining kitchen extends to the full width of the main property having wide French doors in the dining area opening to the garden. There is a range of base and eye level units with timber work surfaces and an inset Belfast style sink set below the window overlooking the garden, a fitted gas hob with an extractor hood over and electric oven under, integrated dishwasher and space for a fridge freezer plus a useful under stairs pantry.

The utility room has a range of fitted units with work surfaces and plumbing for a washing machine plus additional appliance space, a lovely tiled floor and doors to both the front and rear elevations. A further door opens to the downstairs WC which has a modern two piece suite.

To the first floor the landing has a side facing window providing natural light, access to the part boarded loft and a built in airing cupboard housing the combination central heating boiler. Doors open to the three good sized bedrooms, two of which can easily accommodate a double bed. Completing the accommodation is the fitted family bathroom having a modern white suite incorporating a panelled shower bath with a mixer shower and glazed screen above, feature tiled splash backs and a rear facing window.

Outside - To the rear, timber decking with a pergola provides a lovely seating and entertaining area leading to the enclosed garden which is laid to lawn with a path leading to a raised barked bed providing a pleasant seating or play area. There is also space for a shed.

To the front is a low maintenance gravelled frontage (providing potential for ample off road parking subject to obtaining planning permission to drop the kerb).

what3words: gardens.gasp.dancer

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: On road

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 B

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

Our Ref: JGA/26062025

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 1st 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 memorandum being issued.







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

OnTheMarket

rightmove

RICS

aria
propertymark
PROTECTED

naea
propertymark
PROTECTED

The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS UK

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