

Brooklands Close

Uttoxeter, ST14 8UH

John German



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£269,500

Modern detached home in need of some cosmetic updating, with a good sized conservatory, situated on the always in demand Birdland development.

For sale with no upward chain involved, viewing and consideration of this well-maintained modern detached home is essential to appreciate its potential to move into and make the house your own home, plus its exact cul-de-sac position enjoying a southerly facing enclosed garden. Ideal whether looking to move up or down the property ladder, or for your first home. Situated on the edge of the well regarded and popular Birdland development within walking distance to the convenience shop and green spaces found on the estate, and the town centre with its wide range of amenities.

A replacement composite door opens to the entrance hall, where stairs rise to the first floor and doors lead to the ground floor accommodation and the fitted guest cloakroom/WC. The well-proportioned lounge has a focal living flame effect electric fire and feature surround, plus wide sliding patio doors opening to the good sized, brick base and uPVC double glazed constructed P-shaped conservatory, providing a great flow to the ground floor accommodation as it links to the kitchen, and additional reception space overlooking the garden, having a double radiator, power and light. The kitchen has a range of base and eye level units with fitted worktops and an inset sink unit, fitted gas hob with an extractor over and electric oven under, plumbing for both a dishwasher and washing machine, and space for a fridge freezer. A doorway leads to the front facing dining room, which has a door returning to the lounge.

To the first floor, the pleasant landing has access to the part boarded loft, a built-in airing cupboard with a radiator, and doors to the three bedrooms. The front facing master benefits from an en suite shower room which has a white suite with complimentary tiled splashbacks, incorporating a shower cubicle with a mixer shower over. Finally, there is the fitted family bathroom, also having a white suite with tiled splashbacks.

Outside, to the rear, the enclosed southerly facing garden enjoys a good degree of privacy, with a paved patio providing a pleasant seating and entertaining area, leading to the lawn which has gravelled edging and a further seating area, plus gated access to the side. To the front, there is a low maintenance gravelled garden. A tarmac driveway extends to the side of the home providing off road parking, leading to the detached garage which has an electric roller door, power and light.

What3words: ///corals.generals.caravans

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 & garage

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 C

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

www.eaststaffsbc.gov.uk

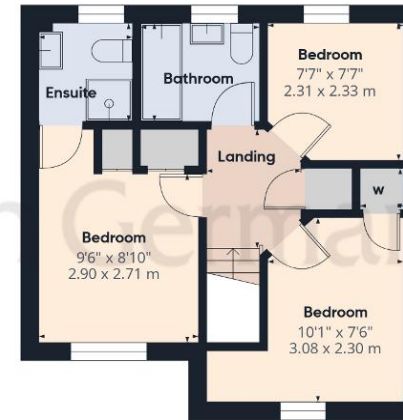
Our Ref: JGA/24072025







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1020 ft²

94.9 m²

Reduced headroom

7 ft²

0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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Agents' Notes

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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.

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

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