





Attractive traditional forecourted semi-detached home, with well maintained and deceptively spacious accommodation, providing scope for personalisation, situated in the extremely popular village.

£185,000



For sale with no upwards chain involved, viewing of this delightful traditional home is highly recommended, whether looking to make your first step onto the property ladder or to downsize. Consideration is also advised to appreciate its room dimensions, character and its good sized enclosed rear garden.

Situated in the highly popular and well regarded village, within easy walking distance to its amenities including the active village hall, church and local butchers with its shop. Uttoxeter and its wide range of amenities are only a short drive or brisk walk away. Additionally, there are several walks through the surrounding countryside.

Accommodation: A tiled storm porch with a timber entrance door opens to the hall, where stairs rise to the first floor and an original door leads to the ground floor accommodation.

The living room has a uPVC double glazed window to the front, and a part obscured single glazed door leading to the well-proportioned dining/sitting room which extends to the full width of the home, having a useful understairs cupboard and a focal coal effect gas fire (not currently in use) with a feature surround.

The fitted kitchen has a range of base and eye level units with timber worktops and an inset Belfast style sink set under the window, a fitted electric hob with an extractor over and built-in electric oven. The quarry tiled floor runs into the traditional pantry which provides space for appliances, having fitted shelving to one side and a rear facing window.

The brick base and glazed rear porch has plumbing for a washing machine and a door leading to the outside, plus a door to the downstairs WC.

To the first floor the small landing has original doors leading to the two double bedrooms, both having built-in wardrobes. The master towards the rear of the home also has a built-in airing cupboard and an original door leading to the dressing room which has fitted shelving and a further door to the bathroom, which has a three piece suite incorporating a panelled bath with an electric shower over and tiled splashbacks.

Outside: To the rear there is a real surprise. A good sized enclosed garden laid predominantly to lawn with well stocked shaped beds and borders containing a large variety of shrubs and plants, a greenhouse and shed plus a brick built outhouse at the top of the garden.

To the front there is a forecourt with a brick wall to the roadside.

Agents note: The neighbouring property has pedestrian right of way to their back door

What3Words: emulating.legal.postcard

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).

Broadb and type: TBC

See Ofcom link for speed: <u>https://checker.ofcom.org.uk/</u>

Mobile signal/coverage: See Ofcom link <u>https://checker.ofcom.org.uk/</u> Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C Useful Websites: <u>www.gov.uk/government/organisations/environment-agency</u> Our Ref: JGA30092024

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.

















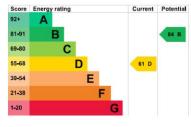


Agents' Notes These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or orall, in relation to this property. Whist we endeavour to make our slaes details accurate and reliable, if there is any point which is of particular importance to you, please ontact the office and we will be pleased to thek the information for you, particularly if contemplating traveling 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 More relief. Money Limited

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 wereceive 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





pertyma

John German

01889 567444

uttoxeter@johngerman.co.uk

9a Market Place, Uttoxeter, Staffordshire, ST148HY

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