

Curlew Close

Uttoxeter, ST14 8TR



Modern style detached bungalow with well maintained accommodation with scope for cosmetic improvement, situated on the popular cul-de-sac on the always in-demand Bird Land development.

£250,000

John German 

For sale with no upwards chain involved. Viewing and consideration of this modern style detached bungalow is highly recommended to appreciate the potential to personalise and maybe remodel the layout of the versatile accommodation to best suit your needs, currently having three bedrooms but providing the opportunity to change to two bedrooms with extra reception space.

Occupying a slightly elevated position on the popular cul-de-sac in the sought-after and always in-demand Bird Land locality within easy reach of the convenience shop and green spaces found on the development, and also the town centre with its wide range of facilities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, doctor surgeries, modern leisure centre and gyms, and the multi-screen cinema.

A canopy porch which provides plenty of protection from the elements, has a part obscure glazed entrance door opening to the L-shaped hallway where doors lead to the flexible accommodation, and the built-in airing cupboard, having a radiator.

Positioned to the front of the home is a generously sized living room which has a central focal fireplace with a living flame effect fire. At the rear of the property is the fitted kitchen which provides space for a small dining table and chairs, having a range of base and eye level units with fitted worktops and an inset set unit set below the window, space for a cooker with an extractor over, plumbing for a washing machine and space for additional appliances. A uPVC part double glazed door opens to the lean-to conservatory which overlooks the westerly facing garden, having power and uPVC double glazed French doors opening to the outside.

There are three bedrooms with bedroom three being positioned beside the living room at the front, offering potential to remove the dividing wall and make this one open space and larger reception room (subject to obtaining the necessary consents). Completing the accommodation is the fitted shower room which has a modern white suite incorporating a double cubicle with an electric shower over, and a side facing window.

Outside, to the rear, the enclosed westerly facing garden has timber decking with a dry-stone wall and steps leading to further decking and well stocked shrub borders. To the front there is a lawn with well stocked borders. A tarmac driveway provides off-road parking extending to the side of the property, leading to the detached garage which has an up and over door, power and light.

What3words: ///mild.sparrows.clincher

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

Our Ref: JGA/11052026

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.







Ground Floor Building 2

Approximate total area⁽¹⁾

90.1 m²
969 ft²

Balconies and terraces

5.1 m²
55 ft²

(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



John German



John German



John German



John German



John German



AWAITING EPC MEDIA



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