

Bank Close

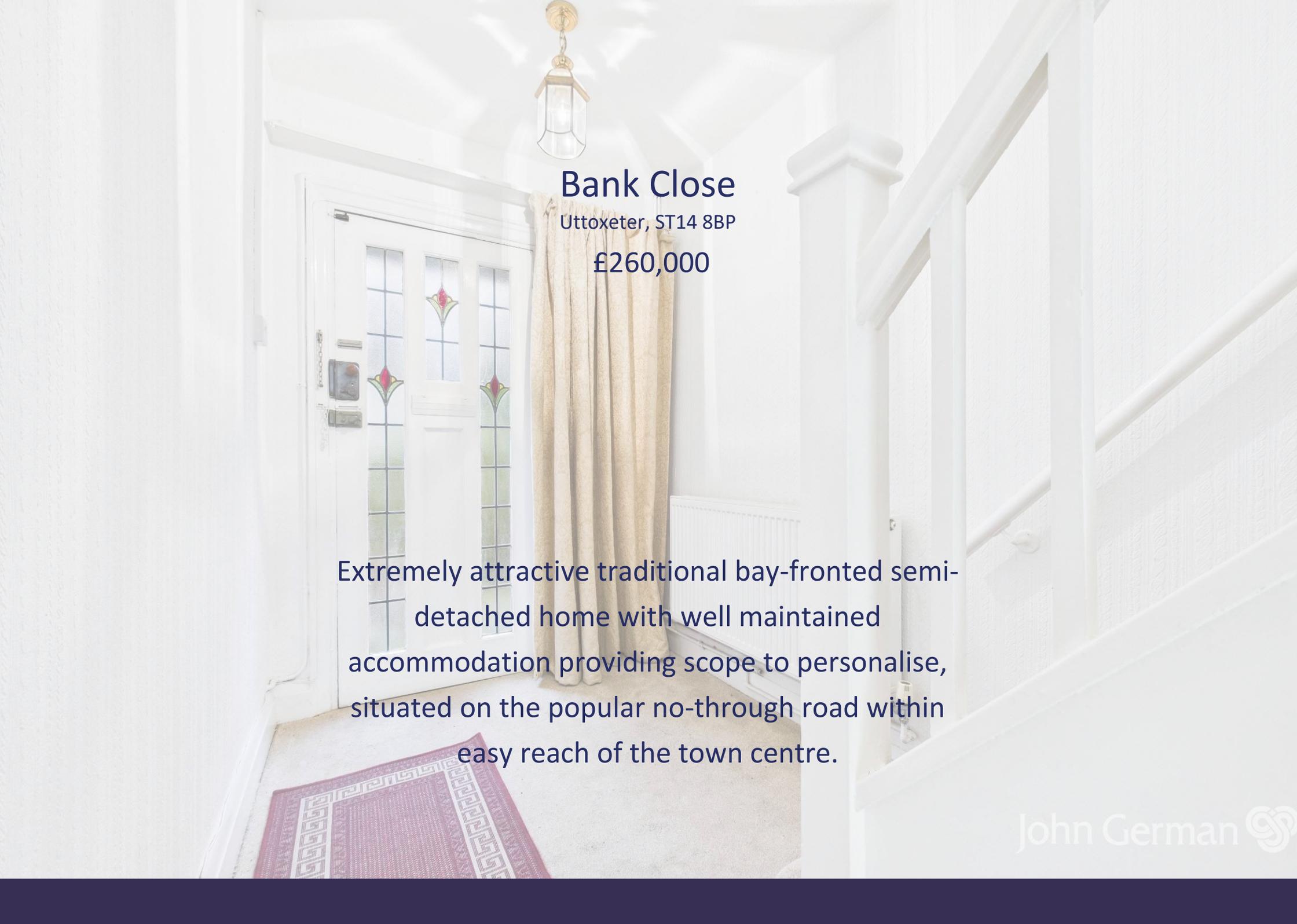
Uttoxeter, ST14 8BP

John German



John German



A photograph of a bright, white interior hallway. On the left is a bay window with a white door and three glass panes, each featuring a decorative stained-glass design. A light-colored curtain hangs to the right of the door. A white radiator is visible below the window. On the right, a white staircase with a matching handrail and balustrade leads upwards. A small, ornate pendant light hangs from the ceiling. A red and white patterned rug is on the floor in the foreground.

Bank Close

Uttoxeter, ST14 8BP

£260,000

Extremely attractive traditional bay-fronted semi-detached home with well maintained accommodation providing scope to personalise, situated on the popular no-through road within easy reach of the town centre.

For sale with no upward chain involved, viewing and consideration of this delightful 1930's semi-detached home is essential to appreciate its well maintained shell, combined with the scope to move straight in and then make it your own, plus its delightful good-sized plot providing scope to extend the accommodation (subject to obtaining the necessary planning permission), and its exact position on the sought-after, quiet, no-through road. Ideal whether looking to move up or down the property market or making your first step onto the ladder. Situated with easy walking distance to the local convenience shop found on the Birdland development, and the town centre with its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the three tier school system, train station, doctor surgeries, modern leisure centre and gyms, and the multi-screen cinema.

An original timber and part stained, leaded glazed entrance door opens to the welcoming hall which provides a pleasant introduction to the home, with stairs rising to the first floor and an understairs cupboard/pantry, and doors to the ground floor accommodation. The bay front facing lounge has a focal chimney breast with a coal effect gas fire set on a quarry tiled hearth. Behind is the separate dining room, also having a focal chimney breast with a coal effect gas fire having a stone effect surround and quarry tiled hearth, fitted cupboard in the recess, and a window enjoying a lovely outlook over the garden. The kitchen has a range of fitted units with worktops and an inset sink unit, space for a gas cooker and plumbing for a washing machine, dual aspect windows and a uPVC part obscure double glazed door opening to the rear garden.

To the first floor, the landing has a side facing window providing natural light. Doors lead to the three bedrooms, two of which can easily accommodate a double bed, with the rear facing room having fitted furniture to one side and a lovely far-reaching view over the garden and beyond. Finally, there is the fitted bathroom and separate wc, having a white suite and an airing cupboard housing the gas combination central heating boiler.

Outside, to the rear, a paved patio provides a lovely seating and entertaining area enjoying a degree of privacy, leading to the good sized garden which is enclosed to three sides and predominantly laid to lawn, with well stocked beds and borders containing a variety of shrubs and established trees. Gated access leads to the side of the home. To the front is a gravelled foregarden with established shrubs, enclosed to three sides. Wrought iron double gates open to the block paved driveway which extends to the side of the property, providing ample parking leading to the garage, which needs attention/possible removal. The plot provides potential for the accommodation to be extended, subject to obtaining the necessary planning permission, without significantly compromising the outside space.

Agents note: The property is not registered with the Land registry and will require a first registration on sale, for which most solicitors will make an additional charge.

What3words: ///spirits.parklands.stoops

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/>

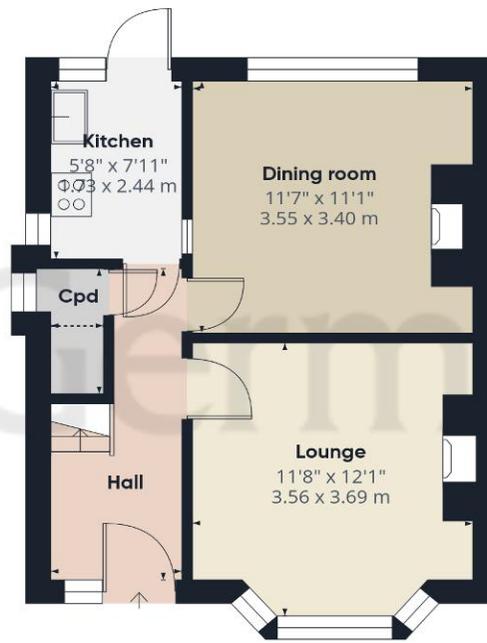
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band TBC

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

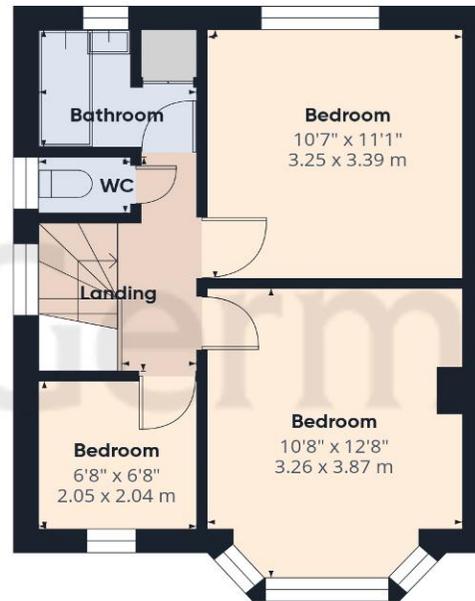
Our Ref: JGA/02122025







Ground Floor



Floor 1



Approximate total area⁽¹⁾

752 ft²
70 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.

GIRAFFE360



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.

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.

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.

AWAITING EPC MEDIA



John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

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



