

Russell Close

Uttoxeter, Staffordshire, ST14 8HZ



Available with no upward chain is this extremely well presented modern three storey townhouse, situated in a cul-de-sac position within walking distance to the town centre and local amenities.

Guide Price £194,950

John German 

Internal inspection of this deceptively spacious townhouse is highly recommended to appreciate its size and standard, marketed with the benefit of having no upward chain.

Providing four bedrooms and three bath/shower rooms, the property is ideal for a family or executive couple looking for a property with space.

The property is situated in a cul-de-sac on the edge of the town centre in close proximity to amenities including supermarkets, independent shops, cinema, gyms, schools, public houses and eateries.

Accommodation;

An entrance door opens in to the hallway having a built-in cloaks cupboard, stairs rising to the first floor and doors to the delightful fitted dining kitchen, garage and guest WC.

The dining kitchen has a range of base and eye level units, fitted cooking appliances and space for a family dining table. French doors lead out to the rear garden.

The first-floor landing has stairs rising to the second floor and doors to a well-proportioned 'L' shaped lounge which has a focal fireplace and French doors with a Juliet Balcony. Also to the first floor is a double bedroom with built-in wardrobes and an en-suite shower room with a white three piece suite.

The second floor has access to the loft, a built-in airing cupboard housing the hot water cylinder and doors to three bedrooms (two of which are double) and the family bathroom. The master bedroom has built-in wardrobes and an en-suite shower room.

Outside, to the rear timber decking leads to an enclosed garden laid to lawn with well stocked borders, a garden shed and a gate leading to the shared access.

To the front is a garden laid to lawn with blue slate borders. A tarmac driveway provides off road parking and leads to the integral garage which has an up and over door.

Tenure;

Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

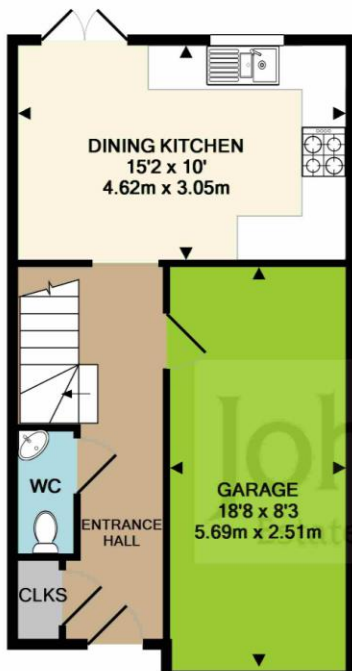
Services;

Mains water, drainage, electricity and gas are believed to be connected to the property, but purchasers are advised to satisfy themselves as to their suitability.

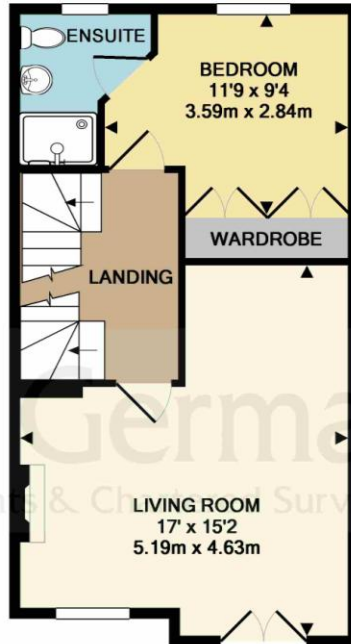
Useful Websites

- www.environment-agency.co.uk
- www.eaststaffsbc.gov.uk/planning

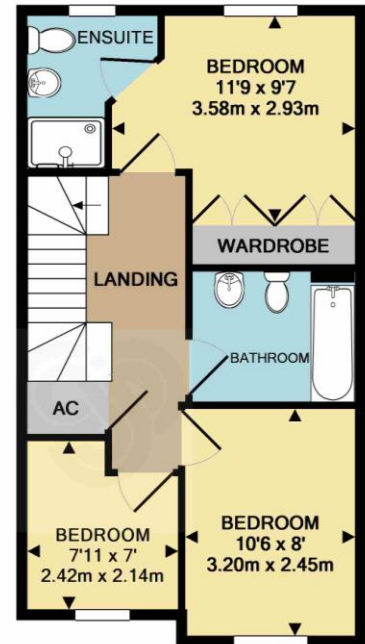
Ref: JGA/220318



GROUND FLOOR
APPROX. FLOOR
AREA 421 SQ.FT.
(39.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 418 SQ.FT.
(38.9 SQ.M.)

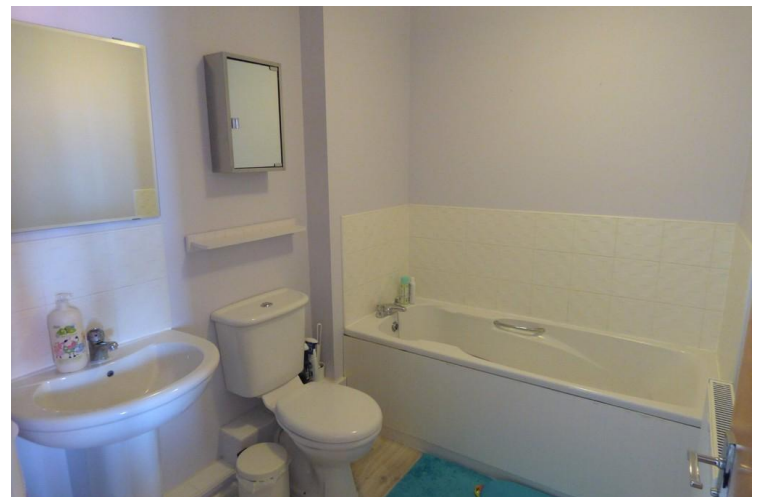
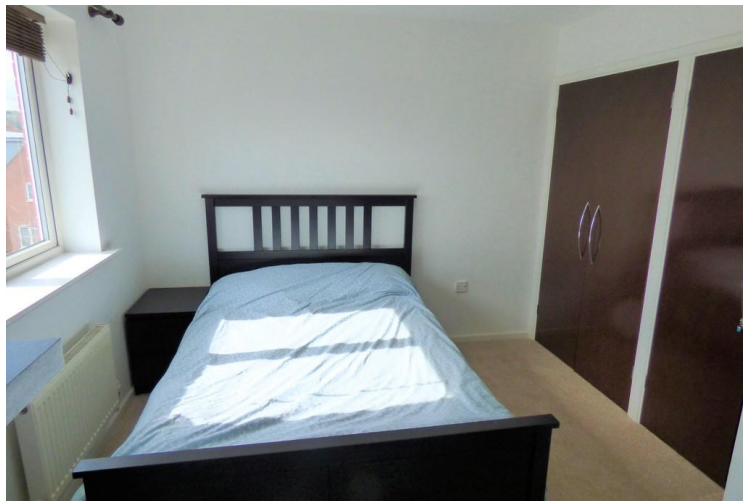


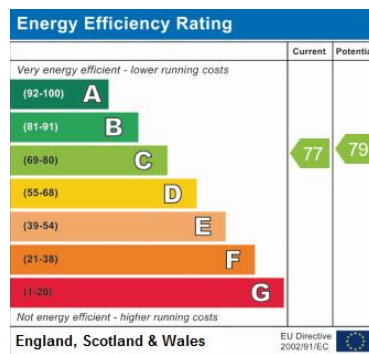
2ND FLOOR
APPROX. FLOOR
AREA 418 SQ.FT.
(38.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1257 SQ.FT. (116.8 SQ.M.)

Floor Plan Clause

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





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 these 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.

Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.

Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | East Leake | Lichfield | Loughborough
 Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent