





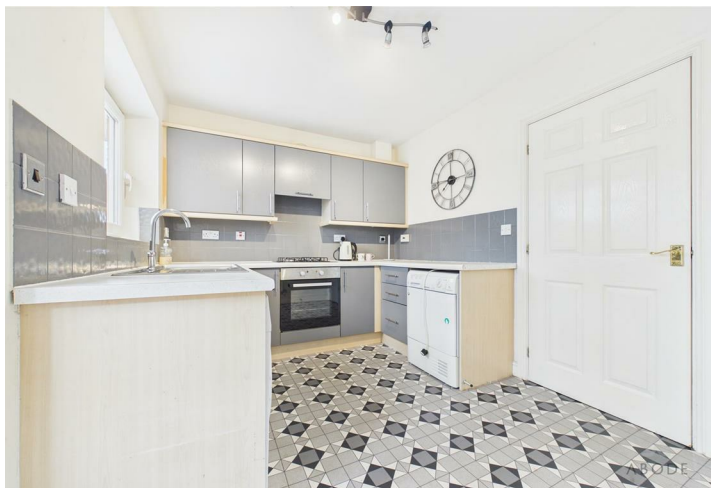
A well-maintained two-bedroom end terrace home in the popular Birdland development in Uttoxeter, offered for sale with no upward chain. Ideal for first-time buyers, downsizers, or buy-to-let investors, the property provides comfortable living with scope for personalisation.

The accommodation includes an entrance hall, downstairs WC, a spacious lounge, and a full-width fitted kitchen/diner leading into a conservatory. Upstairs are two good-sized bedrooms and a modern family bathroom.

Externally, the property benefits from a driveway providing off-road parking to the front and an enclosed, low-maintenance rear garden.

Conveniently located within walking distance of local amenities and the town centre, the home also offers easy access to transport links.

Viewing by appointment only



Hallway

A welcoming entrance hallway is accessed via a uPVC front door, providing access to the principal ground floor accommodation. The space benefits from a central heating radiator and doorbell chime.

Cloaks/W.C.

Fitted with a low-level WC and pedestal wash hand basin with tiled splashback. A uPVC double glazed frosted window to the front elevation allows for natural light while maintaining privacy. Additional features include a central heating radiator and consumer unit.

Lounge

A bright and comfortable living space featuring a uPVC double glazed window to the front elevation, central heating radiator, and an attractive electric fireplace serving as a focal point. Stairs rise to the first floor with a useful understairs storage cupboard. Further benefits include a TV aerial point, telephone point, and smoke alarm. An internal door leads through to:

Kitchen/Diner

Situated at the rear of the property and spanning its full width, the dining kitchen is fitted with a range of base and wall-mounted units with complementary work surfaces and an inset sink positioned beneath the window. Integrated appliances include a gas hob with extractor over and electric oven below. There is plumbing for a washing machine and space for additional appliances. A built-in cupboard with power and lighting provides excellent storage.



Conservatory

Constructed with a brick base and uPVC double glazing, this versatile conservatory offers additional living space ideal for use as a sitting area or dining room. It is equipped with power, lighting, and a TV aerial point, with French doors opening out onto the rear garden.

Landing

The first-floor landing provides access to both bedrooms and the family bathroom, and includes a loft hatch, central heating radiator, and smoke alarm.







Bedroom One

A generously sized double bedroom positioned to the rear of the property, spanning the full width and offering ample space for bedroom furnishings.

Bedroom Two

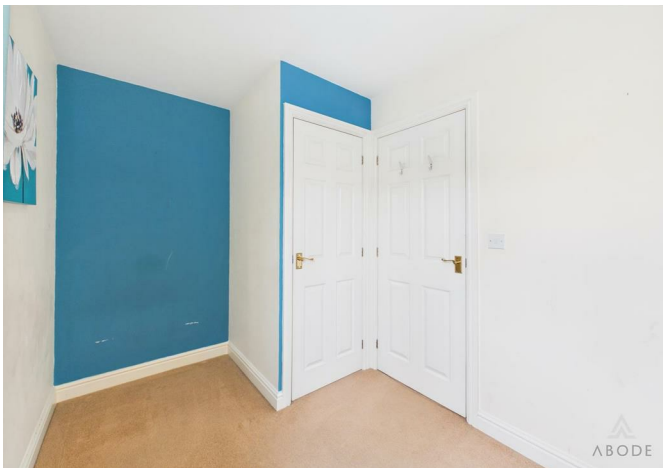
A well-proportioned second bedroom featuring a uPVC double glazed window to the rear elevation, central heating radiator, TV aerial point, and telephone connection.

Bathroom

Fitted with a modern three-piece suite comprising a low-level WC, wall-mounted wash hand basin, and panelled bath with shower over. A uPVC double glazed frosted window to the side elevation provides natural light. Finished with complementary tiled walls, a chrome heated towel rail, inset ceiling spotlights, and extractor fan.

Outside

The enclosed rear garden is designed for low maintenance, being predominantly paved and complemented by well-stocked borders containing a variety of shrubs and plants. A shared access pathway leads to the front of the property.





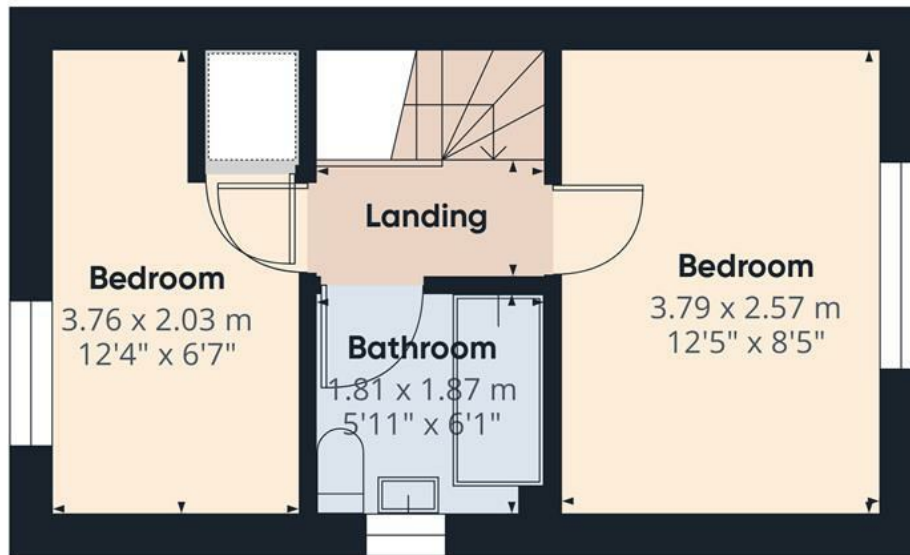




Floor 0

Approximate total area⁽¹⁾

59.2 m²
635 ft²



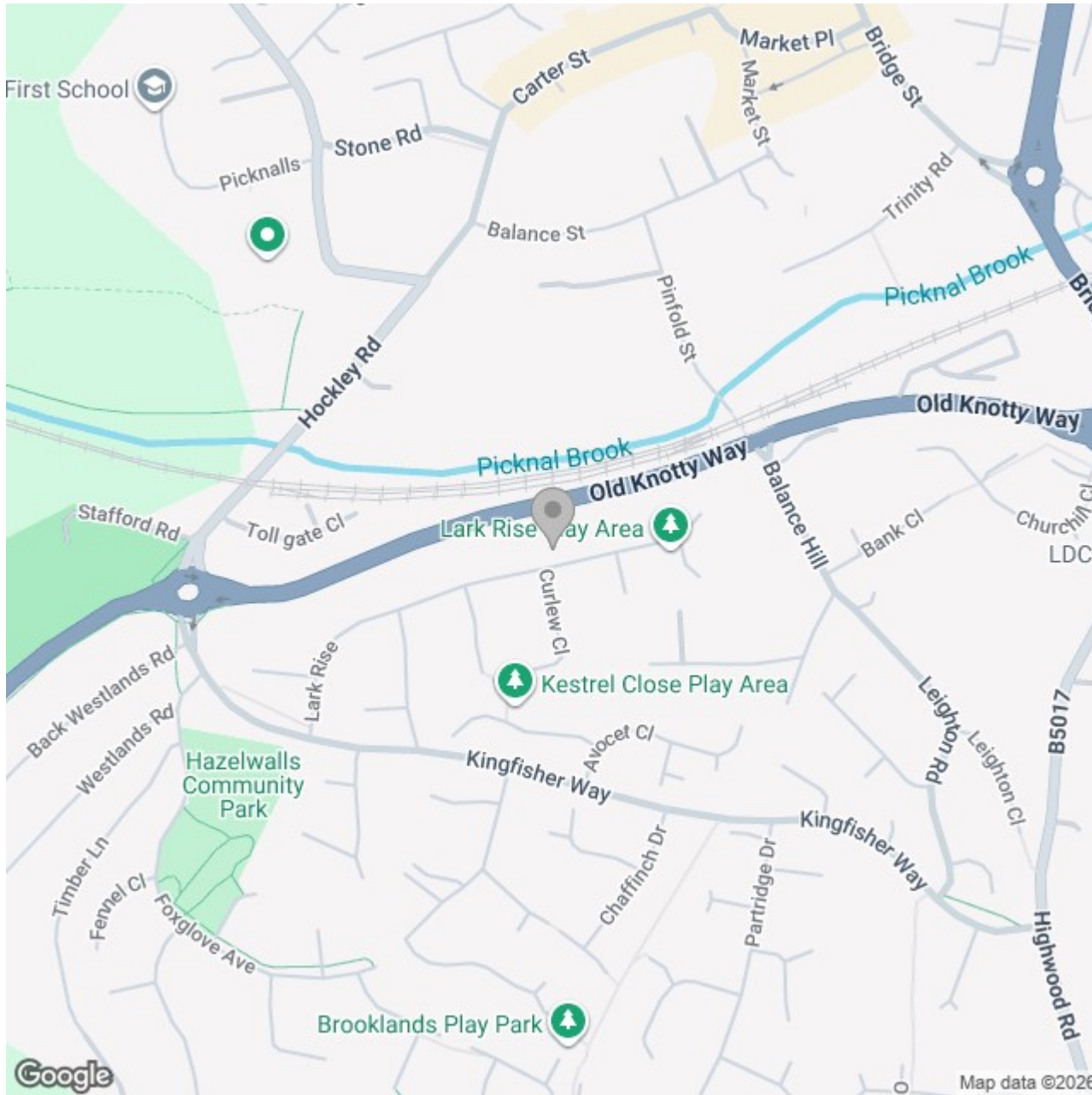
Floor 1



(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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	