Severn Close

Uttoxeter, ST14 8UJ







Well presented modern mid terrace occupying a quiet cul-de-sac position with a westerly facing rear garden on the always in-demand Bird Land development within easy reach of local amenities and the town centre.

£178,000

John German

Whether searching for your first home, downsizing, or for a buy-to-let investment, viewing and consideration of this charming terrace home is highly recommended. Well maintained and presently having a cottage feel, it's a home you can easily move into and enjoy. Benefitting from off road parking and a pleasant westerly facing enclosed rear garden with established vegetation providing a degree of privacy, and a quiet but convenient cul-de-sac location.

Situated on the sought-after and well-regarded Bird Land development within a short walk to the convenience shop found on the estate, and easy reach of the town centre with its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, doctor surgeries, modern leisure centre and gyms, Your Padel club and the multi-screen cinema.

A storm porch with a part obscure double glazed door opens to the welcoming hallway providing a lovely introduction to the home, with feature timber panelling to one wall and doors leading to the ground floor accommodation.

To the front of the home is the fitted kitchen, having a range of units with worktops and an inset ceramic sink unit set below the window, a fitted gas hob with an electric oven under and a wall feature above, plumbing for a washing machine and space for a fridge/freezer.

The spacious and light lounge/dining room extends to the full width of the home with a uPVC window overlooking the rear garden and a uPVC part double door providing direct access outside, stairs rising to the first floor, beam features and the same laminated wooden floor as the hallway.

Upstairs, the landing has doors leading to the two bedrooms, with the generously sized rear facing master extending to the width of the property with fitted timber wardrobes and storage. The front facing second bedroom has feature timber panelling to one side. Completing the accommodation is the bathroom which has a three piece suite with complementary tiling, incorporating a panelled bath with a mixer tap and shower attachment over, plus a built-in airing cupboard.

Outside, to the rear, the enclosed westerly facing garden enjoys a degree of privacy with a paved patio providing a pleasant seating area leading to the lawn and borders, and a paved stepping stone path with gravelled edging leads to a further seating area at the bottom of the garden ideal for your morning coffee, plus gated access to the side parking area. To the front there is a garden laid to lawn with shrub borders. Shared vehicular access leads to the designated parking area for several vehicles.

What3words: ///direct.microchip.revamping
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: Designated parking area
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 B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/13082026
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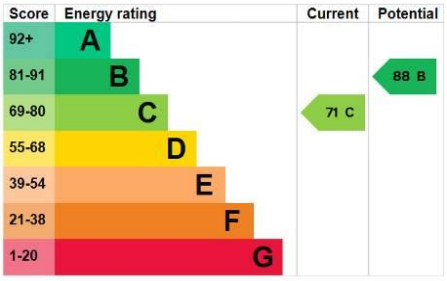

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