

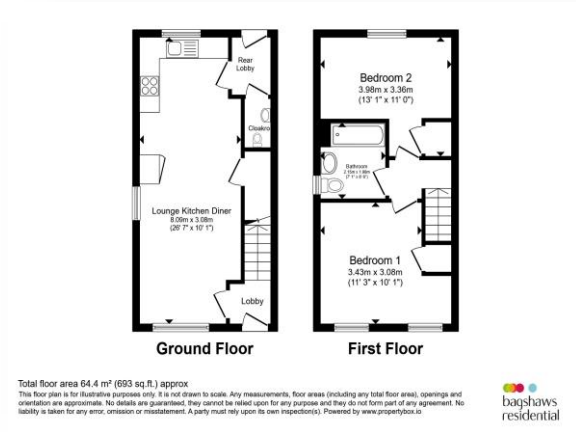


**Sorrel Close, Uttoxeter. ST14 8UP**

**welcome to**

## **Sorrel Close, Uttoxeter**

Bagshaws Residential are delighted to market this modern WELL MAINTAINED two bedroom semi detached property offered for sale as 40% shared ownership with a view to purchase staircasing percentages.





Access to the property is gained via:

**Entrance Door:**

Leading into:

**Entrance Lobby:**

With stairs to the first floor accommodation; central heating radiator; door off to:

**Open Plan Kitchen Living Diner**

26' 6" x 10' 2" ( 8.08m x 3.10m )

**Lounge Diner Area**

Having double glazed windows to the front and side elevations; central heating radiator; storage cupboard.

**Kitchen Area:**

A fitted kitchen comprising stainless steel sink and drainer set in a base unit; further wall, drawer and base units; complementary work surface; integrated electric oven with four ring gas hob and cooker hood over; plumbing for washing machine; further appliance space; central heating boiler; central heating radiator; double glazed window to the rear elevation; door leading into:

**Rear Lobby:**

Having door leading out to the rear elevation; central heating radiator; door leading into:

**Guest Cloakroom:**

Having low level wc; wash hand basin; central heating radiator.

**Stairs:**

Leading to:

**First Floor Landing:**

With doors off to:

**Bedroom One:**

11' 3" plus recess x 10' 1" ( 3.43m plus recess x 3.07m )  
With two double glazed windows to the front elevation; central heating radiator; storage cupboard.

**Bedroom Two:**

13' 1" x 7' plus door recess ( 3.99m x 2.13m plus door recess )  
With double glazed windows to the rear elevation; central heating radiator; storage cupboard; access to part boarded loft.

**Bathroom:**

Having bath with wall mounted shower over and side screen; wash hand basin; low level wc; double glazed window to the rear elevation; complementary tiling.

**Gardens:**

To the front is a lawned area with shrub planting and driveway to the side providing off road parking. Side gated access leads to the rear garden which is laid to lawn with paved area and timber fence boundaries.

**Please Note:**

Photographs may have been taken using a wide angle lens.

We understand from our Vendor the monthly rent / service charge payable is £384.77.



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welcome to

## Sorrel Close, Uttoxeter

- 40% Shared Ownership
- Modern Semi Detached. Two Double Bedrooms
- Open Plan Lounge Kitchen Diner
- Guest Cloakroom. Bathroom
- Driveway Parking. Front & Rear Garden

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 644.16

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£80,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
UTR110070 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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