

Shipton Drive

Uttoxeter, ST14 7NJ



Well-presented and appointed traditional semi-detached home with an enclosed southerly facing rear garden, parking and a detached garage. Situated in a popular area of town within easy reach of local amenities and the town centre.

£239,950



John German

For Sale with no upwards chain and highly suitable whether looking for your first home, moving up or down the property ladder, or a buy-to-let investment. Internal inspection of this lovely home is highly recommended to appreciate its overall condition and room dimensions including the open plan dining kitchen, offering the opportunity to move straight-in and make it your own.

Situated in a popular area within close proximity to local amenities including Tynsel Parkes first school, the 'Five shops' on Windsor Road and Bramshall Road Park. Also within easy reach of the town centre with its wide range of facilities 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, Your Padel club and the multi-screen cinema.

Accommodation - An enclosed porch with a uPVC part obscure double-glazed door and side panel opens to the light and airy hallway, providing a welcoming introduction to the home with a side facing window, and stairs rising to the first floor.

The generously sized lounge has a focal wall mounted living flame effect electric fire, and a wide bow window to the front. Obscure glazed double doors open to the spacious dining kitchen which extends to the full width of the home, with a tiled floor, useful understairs cupboard and a door returning to the hallway. There is an extensive range of base and eye level units with fitted worksurfaces and an inset sink unit set below the rear facing window, a fitted Stoves gas hob with a stainless-steel extractor hood over and double electric oven under, an integrated fridge and freezer, and plumbing for a washing machine. A uPVC double glazed window and part obscure double-glazed door leads to the lean-to conservatory, providing additional entertaining space overlooking the garden with a focal fireplace and access to the patio.

To the first floor the landing has a side facing window providing natural light, a built-in cupboard with a loft hatch, and a built-in airing cupboard housing the combination central heating boiler. Doors lead to the three good sized bedrooms, two of which can easily accommodate a double bed and furniture. Completing the accommodation is the excellent fitted shower room, having a white modern suite with complementary tiling incorporating a double cubicle with a mixer shower over, two rear facing windows and a heated towel rail.

Outside - To the rear the enclosed southerly facing garden has a paved patio providing a pleasant seating and entertaining area, leading to the lawn with well stocked borders, plus gated access to the side.

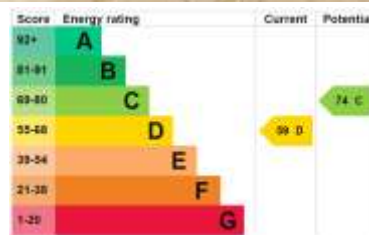
To the front a block paved driveway provides off road parking, with an access shared with the neighbouring property leading to the rear of the home where you will find the detached garage, having an up and over door, power and a personnel door to the garden.

W3W: eternally.tubes.parked
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
Electricity supply: Mains
Sewerage: Mains
Parking: Drive & garage
Water supply: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: TBC - 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/08092026

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.







OnTheMarket

rightmove

RICS

aria
propertymark
PROTECTED

naeo
propertymark
PROTECTED

The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS

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 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.

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.

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