

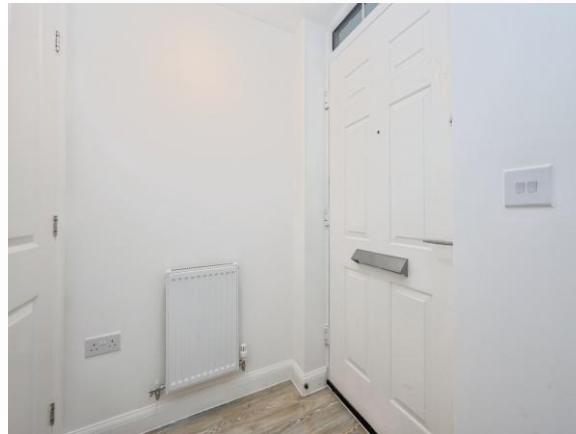


**Sorrel Close, Uttoxeter. ST14 8FE**

welcome to

## Sorrel Close, Uttoxeter

Bagshaws Residential bring to the market this modern semi detached home with NO UPWARD CHAIN and EARLY VIEWING is recommended to appreciate the WELL PRESENTED accommodation comprising: guest cloaks, lounge, kitchen diner, three bedrooms, EN SUITE & bathroom. Parking & rear garden.



Total floor area 75.1 m<sup>2</sup> (808 sq ft.) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (including any total floor area), openings and orientation are approximate. No details are guaranteed; they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspections. Powered by [www.properplan.co](http://www.properplan.co)

Access to the property is gained via a driveway providing off road parking leading to:

**Entrance Door:**

Leading into:

**Entrance Lobby:**

With doors off to:

**Guest Cloakroom:**

With low level w.c.; wash hand basin; central heating radiator; complementary tiling; wood effect flooring.

**Lounge:**

Having double glazed window to the front elevation; central heating radiator; storage cupboard.

**Inner Hall:**

With stairs to the first floor accommodation.

**Kitchen Diner:**

A fitted kitchen comprising sink and drainer set in a base unit; further base, wall and drawer units; complementary work surface; integrated oven with gas hob and cooker hood over; complementary tiling; double glazed window to the rear elevation; central heating radiator; wood effect flooring; French doors leading out to the rear garden.

**Stairs From Inner Hall:**

Leading to:

**First Floor Landing:**

Having doors off to:

**Bedroom One:**

With two double glazed windows to the rear elevation; central heating radiator; door leading into:

**En Suite:**

Having shower cubicle with wall mounted shower; wash hand basin; low level w.c.; central heating radiator; complementary tiling; double glazed window.

**Bedroom Two:**

With double glazed window to the front elevation; central heating radiator.

**Bedroom Three:**

With double glazed window to the front elevation; central heating radiator.

**Family Bathroom:**

Having bath with wall mounted shower over and side screen; wash hand basin; low level w.c.; complementary tiling; double glazed window; heated towel rail.

**Gardens:**

To the front of the property the driveway provides side by side car parking. The rear garden has patio area, lawned area and timber fenced boundaries.

**Please Note:**

This property is subject to a road Management Charge refer to Agent for more details.

Photographs may have been taken using a wide angle lens and have been provided to us from Vendor. Council Tax Band C



**view this property online** [bagshawsresidential.co.uk/Property/UTR109523](http://bagshawsresidential.co.uk/Property/UTR109523)



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## Sorrel Close, Uttoxeter

- Modern Semi Detached
- NO UPWARD CHAIN
- Lounge. Kitchen Diner. Cloakroom
- Three Bedrooms. EN SUITE. Bathroom
- Parking. Rear Garden

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

offers in excess of

**£250,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
UTR109523 - 0009

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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