

Purslane Court

Uttoxeter, ST14 7SZ

John German



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£229,950

Extremely Well Presented and Appointed Modern Semi-Detached Home Occupying a Delightful Position on the Highly Desirable and Sought-After Development Overlooking Green Space, Situated within a 'Stones Throw' of Bramshall Road Parking & Easy Reach of the Town Centre Amenities.

Viewing and consideration of this lovely home is strongly recommended to appreciate its enviable position overlooking green space, its modern layout and room dimensions, and standard. Perfect whether looking for your first home, downsizing in the market or for a Buy-to-Let investment. Built by Lioncourt Homes in 2018 and looked after since, the property also benefits from a westerly facing enclosed rear garden and off-road parking to the size.

Situated only a short walk away from Bramshall Road Park and within easy reach of the town centre and its wide range of amenities 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. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

Accommodation: A traditional canopy porch with a composite and part obscure double glazed entrance door opens to the hallway, providing a light and airy introduction to the home with a quality door leading to the fitted guest cloakroom/wc, and a glazed door leading to the spacious ground floor accommodation.

The impressive open plan living dining kitchen extends to the entire depth of the property, with the front facing kitchen area having an excellent range of base & eye level units and fitted worksurfaces and a breakfast bar, an inset sink unit set below the window, a fitted gas hob with a stainless-steel splashback and matching extractor hood over plus an electric oven under, plumbing for a washing machine, recessed space for a fridge/freezer and a useful built-in storage cupboard. The living/dining area extends to the width of the home with wide uPVC double glazed French doors allowing the natural light to flood in, and stairs with a useful cupboard under rising to the first floor.

To the first floor the landing has access to the loft and quality doors opening to the two spacious bedrooms, each extending to the width of the home and easily able to accommodate a double bed. The front facing master enjoys the lovely outlook over the green space, with a built-in cupboard and a door to the fitted ensuite shower room having a white suite with complimentary tiling incorporating an enclosed cubicle with a mixer shower over. Completing the accommodation is the fitted family bathroom which also has a modern white three-piece suite with contrasting tiled splashbacks, and a side facing window providing natural light.

Outside: To the rear a wide paved patio provides a relaxing space for seating and entertaining area leading to the garden laid to lawn, with gravelled edging and a feature raised bed containing a variety of shrubs, a paved path leading to space for a shed, and gated access to the front. Enclosed to three sides by timber fencing and having the advantage of a westerly facing direction. To the front there is a small garden laid to lawn with a barked border. A block paved driveway extends to the side of the home providing off road parking.

Please Note – There is a small annual charge for the maintenance of the communal areas on the development.

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:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

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: JGA22092026

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.



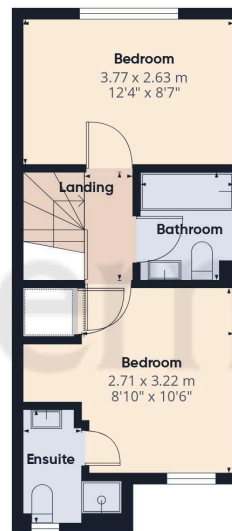




Ground Floor

Approximate total area⁽¹⁾

59.5 m²
639 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.

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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.

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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.

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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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