

Old Lodge Close

Uttoxeter, ST14 7FJ

John 
German





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£240,000

Deceptive three storey home with a highly flexible layout which would suit a wide range of buyers featuring three reception rooms as well as four bedrooms including two principle ensuite bedrooms. The property benefits from extensive parking, garage and a private low maintenance garden.

Entrance to the property is via a double-glazed front entrance door leading into a welcoming entrance hall which has a dogleg staircase rising up to the first floor landing with useful under stairs storage, plus a further, useful storage cupboard, and doors leading off to the ground floor living spaces. The ground floor guest WC is fitted with a double-glazed frosted glass window to the side elevation, low-level WC and a pedestal wash hand basin. The kitchen is fitted with a range of matching high-gloss base and eye level storage cupboards and drawers with marble effect roll top preparation work surfaces and complementary tiling surrounding, 1.5 bowl stainless steel sink and drainer with mixer tap, built-in double oven with five ring gas hob and extractor hood over, plus space for freestanding appliances. To the rear of the property is a flexible reception room, most recently used as a dining room with French doors leading to the rear garden. The study next door also overlooks the garden and could be used as a ground floor bedroom if needed.

On the first floor stairs lead to a central landing with a second set of stairs leading to the second floor. The living room is a spacious "L" shaped room which a decorative fireplace and French doors opening to reveal a Juliet balcony, a lovely feature which along with a matching window fills the room with natural light. The first principle bedroom is also located on this floor, with a window overlooking the rear garden, fitted wardrobes with mirror front sliding doors and an en-suite shower room comprising of low-level WC, pedestal wash hand basin and a large shower cubicle with folding glass screen and complementary tiling to splashback areas.

On the second floor is the second principle bedroom which mirrors the room below, with a second double bedroom, bedrooms three and four, and the family bathroom comprising of a low-level WC, pedestal wash hand basin with mixer tap, panelled bath unit with shower over and glass screen with complementary tiling to splashback areas.

Outside, to the front elevation is ample off-road parking and an attached garage. There is a low maintenance rear garden featuring gravelling with extensive paving providing plenty of space for entertaining or al fresco dining.

Agents notes: There is an annual management charge for the estate of currently £250 per annum, which maintains the surrounding areas and entry roads.

Some images within this brochure have been digitally enhanced or generated using AI technology to help illustrate the property with furniture. While every effort has been made to ensure accuracy, these images may not represent the exact appearance of the property and should be used for illustrative purposes only.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Drive & garage

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 C

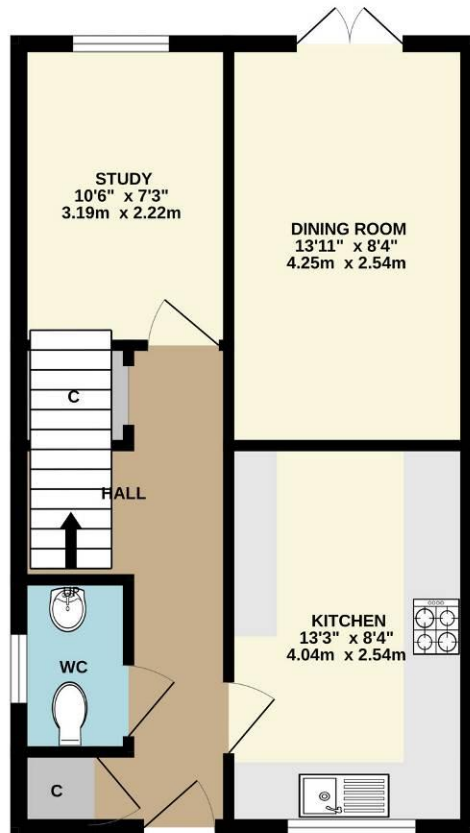
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/13072026

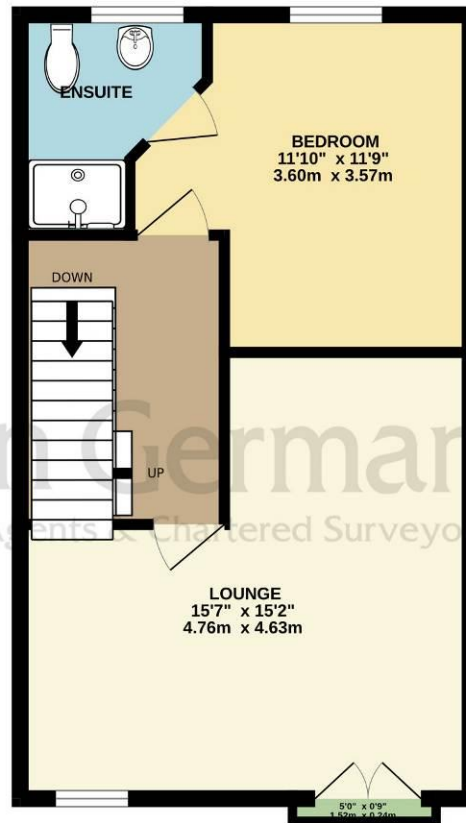




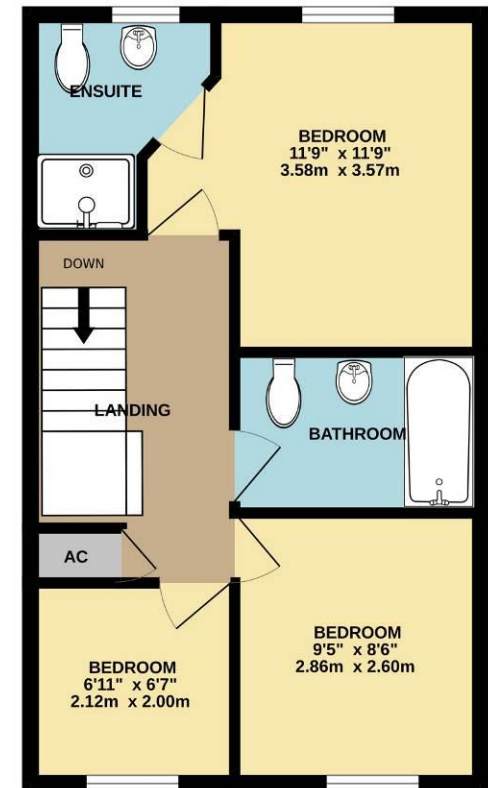
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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Agents' Notes

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID 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.

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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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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