

Sorrel Close

Uttoxeter, ST14 8UP



Modern style detached home with well maintained accommodation though in need of cosmetic improvement, occupying a good-sized plot with a westerly facing rear garden. Situated in the sought-after within easy reach of the town centre and amenities.

£319,995



John German

For Sale with no upwards chain, viewing and consideration of this well-proportioned detached family home is essential to appreciate the blank canvas on offer both inside and out, providing the opportunity to move straight-in and then personalise to make it your own. An ideal small project for any buyer looking to move either up or down the property ladder, seeking good sized bedrooms and ground floor space with potential to remodel or even extend (subject to obtaining the necessary planning permission).

Situated in a highly sought-after area sometimes referred to as Herb Land, providing easy access to the local amenities including open spaces and the convenience shop found on the Bird Land development. Also within walking distance to 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 - A timber and part obscure glazed entrance door opens to the welcoming hallway where stairs rise to the first floor, and doors lead to the ground floor accommodation and guest cloakroom/WC.

The generously sized lounge has a deep walk-in bay front to the front providing additional floor space, and a focal coal effect gas fire with a feature Adam style surround. Double doors open to the dining room which has a door opening to the breakfast kitchen, and wide sliding patio doors leading to the uPVC double-glazed conservatory which overlooks the good-sized westerly facing garden and has French doors providing access to the patio.

The fitted breakfast kitchen is positioned beside the dining room and provides potential for the dividing wall to be removed to create one large open space that would extend to the full width of the home, making a fabulous family space and hub of the home. Currently having a range of base and eye level units with fitted worktops and an inset sink unit set below one of the two windows overlooking the garden, a fitted gas hob with an extractor over and electric oven under, and a useful understairs cupboard. A door returns to the hallway providing an excellent flow to the ground floor accommodation, and another door leads to the fitted utility room which has a fitted worktop to one side with an inset sink unit and cupboard below, space goods and a part glazed door to the outside.

To the first floor the landing has a built-in airing cupboard and access to the loft. Doors open to the four good sized bedrooms, all of which can accommodate a double bedroom with three benefitting from built-in wardrobes. The front facing master also has the benefit of a fitted ensuite shower room having a three-piece suite incorporating a cubicle with a mixer shower over. Finally, there is the fitted family bathroom which has a white suite with complementary half tiled walls, incorporating a panelled bath with a mixer tap and shower attachment over.

Outside - To the rear the westerly facing garden is enclosed to three sides and backs onto a copse, with a paved patio providing a pleasant seating and entertaining area leading to the lawn and borders, offering a blank canvas to landscape to best suit your own requirements.

To the front is a garden also laid to lawn with established shrub borders. A double width tarmac driveway provides off road parking leading to the garage which has an up and over door, power and a personnel door to the side elevation.

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: 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 D
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/27082026

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.







AWAITING EPC MEDIA



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