

# Byrds Close

Uttoxeter, Staffordshire, ST14 7QF



Extremely well-maintained modern detached bungalow with a large conservatory and an enclosed rear garden enjoying a good degree of privacy, situated on a highly desirable quiet cul-de-sac.

No upward chain.

£212,000



John German

Offered for sale with no upward chain involved, viewing of this lovely bungalow is strongly recommended to appreciate its ready to move into condition, layout and delightful cul-de-sac position.

Situated towards the outskirts of Uttoxeter but still within easy reach of local amenities including the Bramshall Road park and the town centre, where you will find a wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee shops and bars, doctors, multiscreen cinema and a modern leisure centre.

A central part obscure double glazed entrance door leads to the hall where doors lead to the well-proportioned accommodation.

To the right is the fitted kitchen which has a range of base and eye level units with work surfaces and an inset sink unit set below the front facing window. Appliances include an electric hob with extractor over and double oven under plus an integrated fridge freezer and additional appliance space. A part double-glazed door leads to the side elevation.

The good sized lounge/diner has a wide front facing bow window and a focal coal effect gas fire with feature surround.

The inner hall has a built-in airing cupboard and doors leading to the two good sized bedrooms, plus the fully tiled shower room which has a white three piece suite.

The second bedroom could easily be used as an additional reception room if desired, having UPVC double glazed sliding patio doors leading to the generously sized conservatory that extends to the full width of the property to the rear, having tiled flooring, power and a door opening out on to the rear garden.

Outside to the rear a paved patio provides a lovely entertaining area and leads to the lawned garden beyond which has well-stocked beds and borders and enjoys a good degree of privacy with fencing to three sides.

To the front is a garden laid to lawn with well-stocked beds and borders. A tarmac driveway to the side of the property provides off road parking and extends to the rear of the bungalow where there is a detached garage (5.13m x 3.04m) having an up and over door, power and a pedestrian door out to the garden.

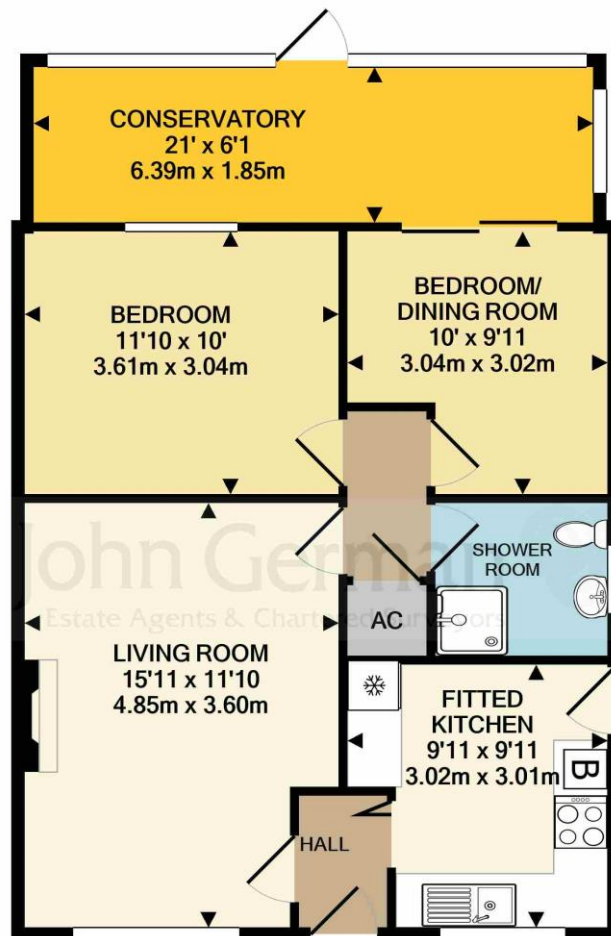
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property, but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk);  
[www.eaststaffsbc.gov.uk/planning](http://www.eaststaffsbc.gov.uk/planning)

**Our Ref:** JGA/10032021

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band C



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88   B    |
| 69-80 | C             |         |           |
| 55-68 | D             | 63   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



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## Agents' Notes

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## 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.

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