



Attractive modern townhouse with extremely well-presented accommodation including an excellent conservatory, situated on a delightful courtyard development on the edge of this highly desirable village.

£179,950



John German



An ideal first home, buy to let investment or downsize, viewing of this lovely turn-key home is strongly recommended to appreciate its room dimensions, condition and exact position.

Situated on the edge of the sought-after village, the local Butchers Arms public house and restaurant is in walking distance as are the active village hall, Sargeants Butchers and beautiful church. Footpaths through the surrounding countryside are also on the doorstep. Uttoxeter is within commutable distance and its wide range of amenities which include supermarkets and independent shops, public houses and restaurants, coffee houses and bars, schools, doctors and the train station. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

A storm porch with a uPVC part obscure double glazed entrance door leads to the welcoming hall which has a feature laminate floor and doors leading to the well-proportioned ground floor accommodation.

The pleasant lounge has a focal fireplace with a living flame effect electric fire and stairs rising to the first floor. French doors lead to the excellent brick and uPVC double glazed constructed conservatory which provides additional reception space with French doors opening to the rear garden.

The fitted breakfast kitchen has a range of base and eye level units with worktops and breakfast bar, inset sink unit set below the side facing window, fitted gas hob with extractor hood over and double oven under, plus space for further appliances.

To the first floor the landing has a built-in airing cupboard and doors leading to the two bedrooms and the fitted family bathroom which has a modern three-piece suite with an electric shower and glazed screen above the panelled bath.

Outside, to the rear is a pleasant enclosed garden laid mainly to lawn with a paved patio, borders and gated access to the side parking area.

Shared vehicular access leads to the allocated off-road parking for two vehicles which is adjacent to the garden. Located at the front is access to a useful storage cupboard ideal for bikes.

**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.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/21012022

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



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Approximate total area<sup>(1)</sup>

52.75 ft<sup>2</sup>  
48.57 m<sup>2</sup>

Reduced headroom  
7.10 ft<sup>2</sup>  
0.66 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D		61   D
39-54	E		
21-38	F		
1-20	G		

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John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent

#### Agents' Notes

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