

Russell Close  
Uttoxeter, ST14 8HZ



Re-carpeted, re-decorated and in turn-key condition. A modern detached home suitable for a variety of buyers situated at the head of a cul de sac within easy reach of the town centre.

NO UPWARD CHAIN

£260,000

John German 

For sale with no upward chain involved, viewing of this detached home is strongly recommended whether you are looking to make your first step on to the property ladder, a move up or down the ladder, or a buy to let investment.

Situated on the edge of the town centre in walking distance to its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, multi screen cinema, gyms and a modern leisure centre. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - A tiled canopy porch with an entrance door opens to the hall where doors lead to the downstairs WC and ground floor accommodation.

The dining room has a wooden laminated floor and front facing window providing natural light plus stairs rising to the first floor and doors leading to the further ground floor space.

The generously sized lounge extends to the full depth of the property having a front facing window and French doors opening to the rear garden.

The fitted kitchen has a range of base and eye level units with work surfaces and inset sink unit set below the window overlooking the garden, space for an electric cooker and further appliances plus the wall mounted gas central heating boiler and part glazed door to the garden.

To the first floor the landing has a rear facing window and doors leading to three good sized bedrooms, two of which can accommodate a double bed. Bedroom one has a built in wardrobe and bedroom two has a built in airing cupboard. The master bedroom also benefits from an en suite shower room which has a white three piece suite.

Completing the accommodation is the family bathroom also having a white suite with tiled splash backs.

Outside - To the rear there is a pleasant enclosed low maintenance garden which has paved seating areas with gravelled edging, borders, shed and gated access to the front.

To the front there is a block paved hardstanding and tarmac driveway which provides off road parking leading to the single garage which has an up and over door, power and pedestrian door to the outside.

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

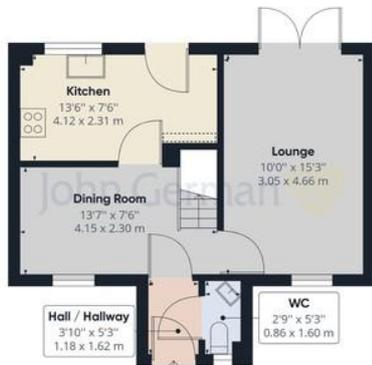
**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**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/20032023

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



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

John German

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

906.75 ft<sup>2</sup>  
84.24 m<sup>2</sup>

Reduced headroom

2.19 ft<sup>2</sup>  
0.20 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		84   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

 arla  
propertymark  
PROTECTED

 naea  
propertymark  
PROTECTED

 The Property  
Ombudsman

 Approved Code  
Trading Standards UK

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