

Plot 187, 135 Dowling Road

Uttoxeter, ST14 8WB

John German





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£365,000

The Shilford - Hugely impressive new build detached home providing extremely well balanced family sized accommodation incorporating three reception rooms and an excellent breakfast kitchen, situated on this popular Taylor Wimpey development.



Ready for immediate occupation, viewing of this superb family home is strongly recommended to appreciate its exact position enjoying a south facing garden, wonderful ground floor living space, high specification built by Taylor Wimpey Homes and its total accommodation which extends to approx. 1450 sq.ft. Situated on this new development set off Abbots Bromley/Stafford Road providing easy access to the town centre and its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the well regarded three tier school system, train station, doctors, modern leisure centre and other gyms plus a multi screen cinema. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - A composite and part obscure double glazed door and side light opens to the impressive entrance hall providing a welcoming introduction and indication of what is to follow, with stairs rising to the first floor and doors leading to the spacious ground floor living accommodation.

The comfortably sized lounge is positioned to the rear of the home having dual aspect windows including French doors opening to the south facing garden. Pocket sliding doors open to a further reception room making an ideal study or playroom having a door returning to the hall.

The impressive fitted breakfast kitchen has an extensive range of base and eye level units plus an island and breakfast bar, with fitted work surfaces having an inset sink unit, fitted gas hob with an extractor hood over, built in double oven and an integrated dishwasher and fridge freezer. uPVC double glazed French doors and a matching side light open to the rear garden. A tiled floor flows into the front facing dining room providing space for a family area if desired.

Completing the ground floor is the combined utility room and guest's WC having fitted units, a work surface, space for a washing machine and a white two piece suite with tiled splash backs.

To the first floor the extremely pleasant landing has a front facing window providing natural light, a built in storage cupboard and doors leading to the four good sized bedrooms, three of which can easily accommodate a double bed, and the superior fitted family bathroom which has a white three piece suite.

The rear facing master bedroom has the benefit of a superior en suite shower room and complementary tiled splash backs.

Outside - To the rear a paved patio leads to the south facing garden laid to lawn enclosed to three sides with gated access to the side drive.

To the front is a garden laid to lawn with barked borders containing shrubs. A tarmac driveway extends to the side of the property providing off road parking leading to the garage which has an up and over door, power and light.

Please note: We are advised there is an annual charge of approx. £132 for the maintenance of communal areas.

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

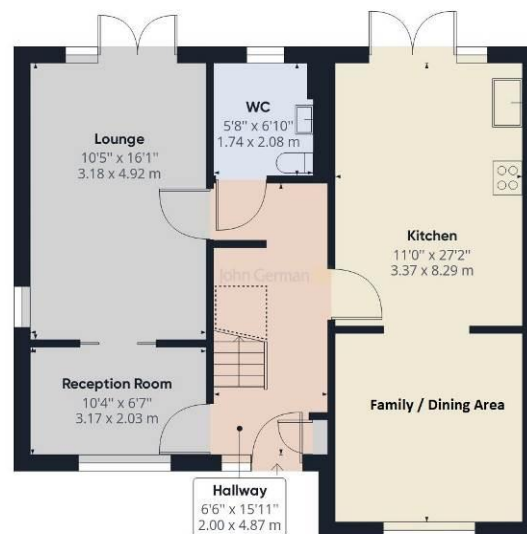
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

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

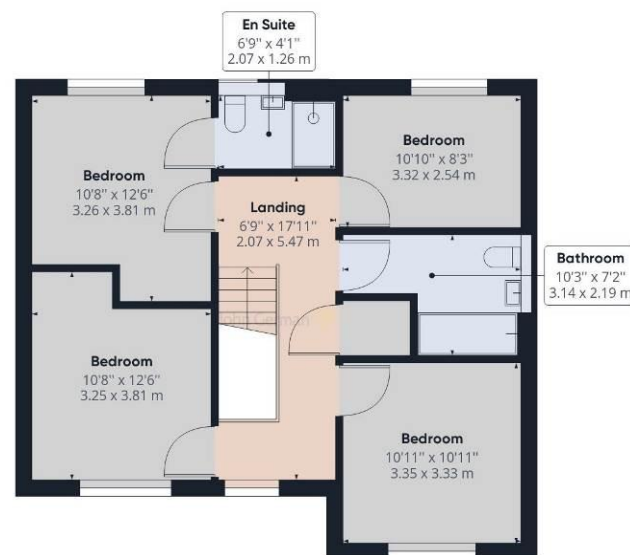
Our Ref: JGA/23052023







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1376.41 ft²

127.87 m²

Reduced headroom

12.19 ft²

1.13 m²

(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.

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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.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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