

Mallens Croft

Bramshall, Uttoxeter, ST14 5NG

John 
German



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£180,000

An attractive two bedroom end of terrace home situated within the desirable village of Bramshall.

This attractive two bedroom property is situated in the highly desirable village of Bramshall and within walking distance to amenities including the active village hall with adjoining play area, public house, butchers and church. The nearby town of Uttoxeter is within easy reach with its wide range of amenities including supermarkets and independent shops, public houses and restaurants, coffee houses and bars, doctors, schools, multi-screen cinema and a modern leisure centre. The A50 is easily reached linking the M1 and M6 plus the cities of Derby and Stoke-on-Trent. For local schooling this property falls into the catchment area for Picknalls First School and for secondary education Thomas Alleyne's High School.

Step inside the welcoming hallway with carpeted stairs rising to the first floor landing, radiator and laminate wooden effect flooring that runs throughout the whole of the ground floor. The kitchen has a matching range of wall and base units with work surfaces over, tiled splashbacks, one and a half bowl stainless steel sink and mixer tap over, inset gas hob with extractor hood over, built in electric oven space, plumbing for washing machine and space for fridge/freezer.

Across the rear is the lounge/diner that has space for both soft seating and a dining table and chairs, radiator, useful understairs storage cupboard, patio doors providing access to rear garden and uPVC double glazed window to the rear aspect.

The first floor landing has a built in airing cupboard and doors to the two generously sized bedrooms and the family bathroom comprising of a white three piece suite comprising bath with shower over, WC, wash hand basin, fully tiled walls and a obscured window to the front aspect.

Outside

To the front of the property there is driveway parking for two vehicles and a lawned foregarden. A side gate leads to the rear garden with lawned area and patio.

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/15062023

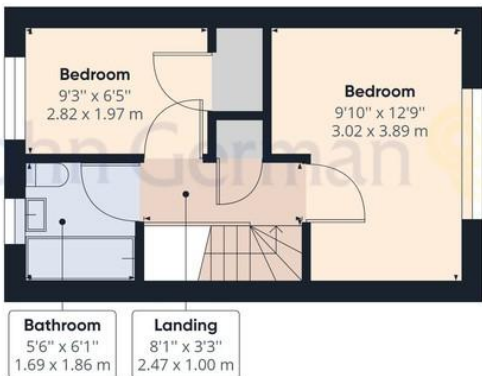
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B







Ground Floor



Floor 1

John German 

Approximate total area⁽¹⁾
531.41 ft²
49.37 m²

(1) Excluding balconies and terraces

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

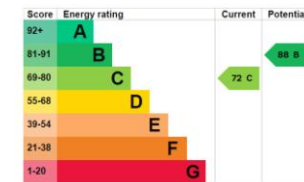
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is 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.



John German

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

01889 567444

uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
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JohnGerman.co.uk Sales and Lettings Agent

