

Kestrel Close

Uttoxeter, ST14 8TB



An ideal first home, downsize or buy to let investment, set in a great cul-de-sac location on this very popular development. Refitted breakfast kitchen complete with breakfast bar, comfortable lounge, two first floor bedrooms and bathroom. Landscaped low maintenance rear garden, block paved frontage with a pair of wrought-iron gates to further secure parking.

£180,000

John German 

Known as "The Birdland Development" boasting its own convenience store within walking distance of the property as is the town centre and racecourse. There are great nearby commuter routes via the A50 and A515.

Entrance to the property is via a uPVC double glazed side entrance door to an entrance lobby with doors off to the kitchen and lounge.

The kitchen has been refitted with a comprehensive range of base and eye level units with worktop space over and matching breakfast bar, tiled splashbacks, inset one and a half bowl sink unit with mixer tap, slot in electric oven with extractor hood over, plumbing for washing machine, space for fridge freezer, central heating radiator, uPVC double glazed window overlooking the rear garden and laminate flooring.

To the front of the property is a lovely lounge with a large uPVC double glazed picture window overlooking the front elevation, central heating radiator, laminate flooring, and stairs to the first floor.

The landing has a uPVC double glazed window to the side, central heating radiator, neutral fitted carpet and doors off to bedrooms and bathroom.

The master bedroom has a uPVC double glazed window to the front, central heating radiator and a fabulous run of fitted wardrobes with contemporary styled sliding doors.

Bedroom two has a single bed build over the stair head which leaves plenty of floor space for additional furniture, currently comprising a desk and a small sofa, uPVC double glazed window to the rear, central heating radiator and a neutral fitted carpet.

The bathroom is fitted with a full three piece suite comprising low flush WC, vanity wash basin with cupboard storage beneath and a panelled bath with shower over, extensive tiling, uPVC double glazed window to the rear and central heating radiator.

Outside the front of the property has been block paved to provide off road parking with access along the side of the property where double wrought-iron gates open onto a smart paved area with a timber garden shed and potential for either further secure parking or space for a garage (subject to planning). Paving extends around the rear of the property to provide a spacious patio area that leads onto an artificial lawn with raised beds and ornamental borders.

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.

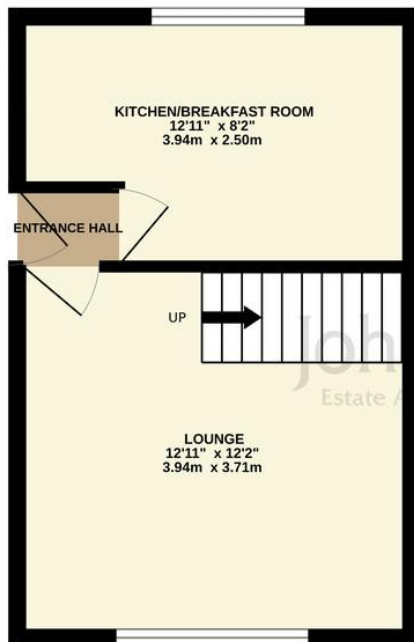
Useful Websites: www.eaststafsbcc.gov.uk

www.gov.uk/government/organisations/environment-agency

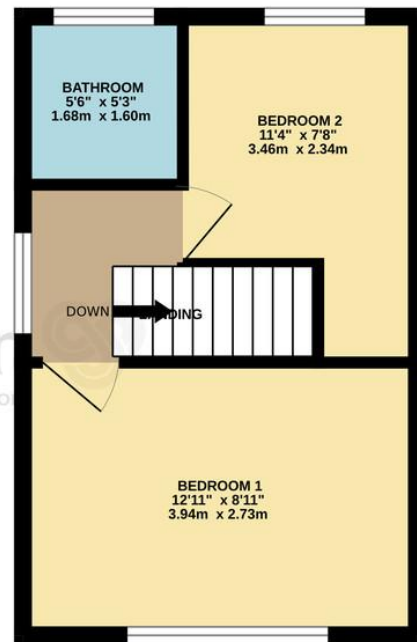
Our Ref: JGA/26072023

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

GROUND FLOOR



1ST FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

 arla
propertymark
PROTECTED

 naea
propertymark
PROTECTED

 The Property
Ombudsman

 tsj
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