

Fennel Close
Uttoxeter, ST14 8UW



Well maintained modern style semi detached home occupying a pleasant position at the head of a popular cul de sac within easy reach of the town centre and amenities.

NO UPWARD CHAIN

Offers in the Region of £195,000

John German 

For sale with no upward chain involved, viewing and consideration of this modern style home is recommended whether looking to make the first step onto the property ladder, a downsize or for a buy to let investment. The property has gas central heating.

Occupying a pleasant plot with a westerly facing rear garden on a popular cul de sac in a sought after area of Uttoxeter within walking distance to the convenience shop found on the Birdland development and to the town centre with its wide range of amenities.

Accommodation - A uPVC part obscure double glazed door with a tiled canopy porch above opens to the hall where stairs rise to the first floor and a door leads to the ground floor accommodation.

The well proportioned lounge has a front facing window providing light and part glazed double doors opening to the dining kitchen which extends to the full width of the property. Fitted with a range of base and eye level units with work surfaces and inset sink unit set below the window overlooking the rear garden, fitted gas hob with an extractor over and an electric oven under, space for further appliances and a useful under stairs cupboard. A uPVC part obscure double glazed door leads to the side driveway and uPVC double glazed French doors open to the rear garden.

The first floor landing has a side facing window providing natural light, and a built in airing cupboard. Doors lead to the three bedrooms, the rear facing master has a built in double wardrobe.

Completing the accommodation is the family bathroom which has a white three piece suite incorporating a panellled bath with a mixer shower and glazed screen above.

Outside - To the rear a block paved patio provides a pleasant entertaining area leading to the westerly facing garden which is laid to lawn with well stocked borders containing a variety of shrubs and plants, enclosed to three sides.

To the front is a garden laid to lawn with well stocked borders. A tarmac driveway extends to the side of the property providing off road parking.

what3words: cook.pads.strongman

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.

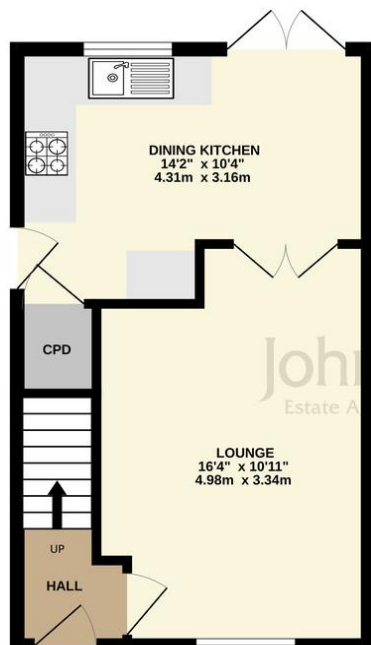
Useful Websites:

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

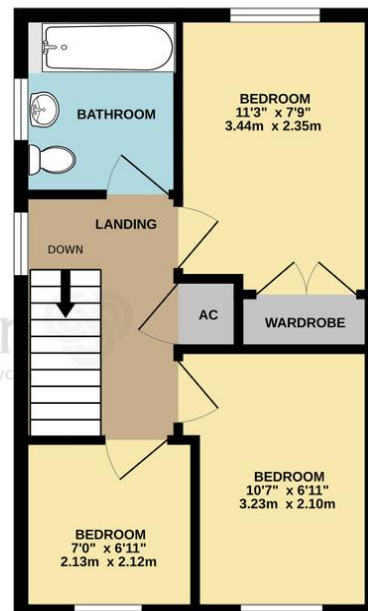
Our Ref: JGA/14082023

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		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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