

Blackbird Close

Uttoxeter, ST14 8UD

John 
German





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£299,995

Superbly presented and immaculately maintained modern detached home providing excellent ground floor accommodation, occupying a delightful cul de sac position on the always in demand Birdland development.

Whether looking to move up or down the property ladder, internal inspection and consideration of this beautifully presented home is strongly recommended to appreciate the fabulous amount of ground floor living space, superb condition and presentation and its delightful plot and position. There are fitted blinds to every room all of which are to be included in the sale.

Situated on the always popular Birdland development within walking distance to the convenience shop and open spaces found on the estate plus the town centre with its wide range of amenities and the train station. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - A tiled canopy storm porch with a composite part obscure double glazed entrance door opens to the extremely welcoming and impressive through hall where stairs rise to the first floor having an under stairs cupboard. Doors open to the spacious ground floor accommodation and the fitted guest's cloakroom/WC having a white two piece suite.

The well proportioned lounge has a feature fireplace with inset lighting and a coal effect gas fire, uPVC double glazed window to the front and a wide arch leading to the separate family area where wide uPVC double glazed French doors open to the useful enclosed sun canopy at the rear.

The impressive fitted kitchen has a range of base and eye level units with work surfaces and inset sink unit set below the window overlooking the rear garden, fitted induction hob and electric oven under plus an integrated dishwasher. An arch leads to the separate dining area also having fitted units continuing to one side incorporating an integrated fridge and freezer, providing ample space for a dining suite and wide uPVC double glazed sliding patio doors lead to the rear garden.

To the first floor the pleasant landing has a side facing window providing natural light, a built in cupboard and ladder access to the boarded loft space. Doors leading to the three good sized bedrooms, two of which can easily accommodate a double bed, and the rear facing master having built in wardrobes with mirrored sliding doors.

Completing the accommodation is the fully tiled fitted family bathroom which has a white three piece suite incorporating a panelled bath with an electric shower and glazed screen above.

To the rear a wide block paved patio extends to the full width of the plot providing a pleasant entertaining area with the useful sun canopy meaning this space can be used all year round. The low maintenance garden has an artificial lawn with well stocked borders, pond with koi carp and a raised timber deck providing further seating with a grapevine.

To the front is a lawned garden and a block paved double width driveway providing off road parking leading to the garage which has an up and over door, power points and light.

The property has the benefit of solar panels providing a daily allowance of free electricity but no feed in tariff. There is a 25 year lease with A Shade Greener commencing on the 1st May 2014. The Nest central heating thermostat is included in the sale.

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.

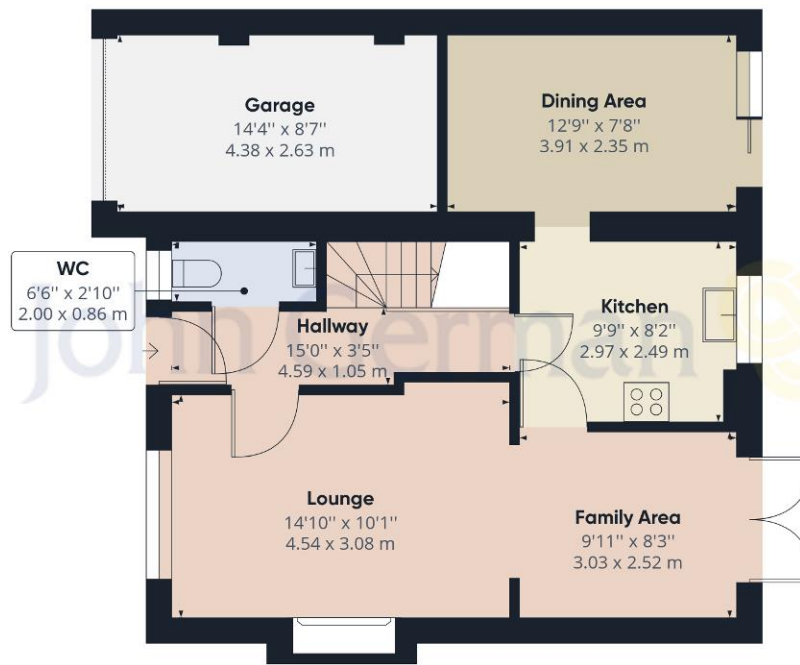
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/23102023

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





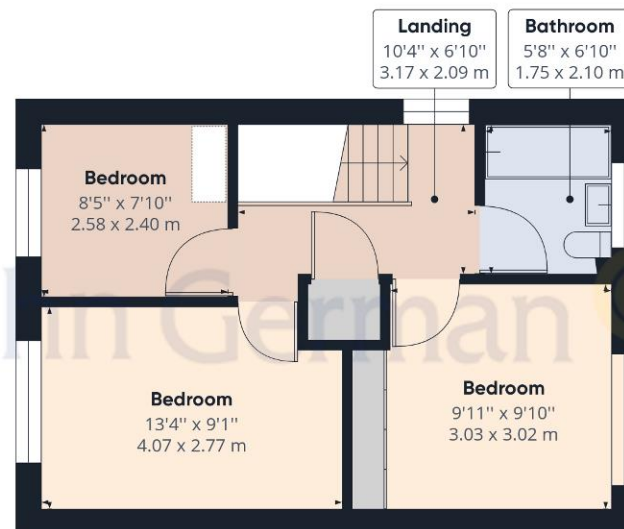


Ground Floor

Approximate total area⁽¹⁾

1040.21 ft²

96.64 m²



Floor 1

(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 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		
81-91	B	82 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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