

Verney Close

Bramshall, Uttoxeter, ST14 5NJ



Attractive modern end terrace with well presented and much improved accommodation occupying a delightful position on a small courtyard setting, on the edge of this highly desirable village.

£185,000

John German 

Whether looking to make your first step on to the property ladder, to downsize or for a buy to let investment, internal inspection of this delightful home is strongly recommended to appreciate its condition and the work done by the current owners plus its lovely position on this attractive small courtyard cul de sac.

Situated on the edge of this highly popular and well regarded village and in easy walking distance to its amenities which include The Butchers Arms public house and restaurant, Sargeant's local butchers and shop, active village hall and the village church. There are numerous footpaths on the doorstep which wander through the surrounding countryside and only a short drive is Uttoxeter town centre and its wide range of amenities. The towns of Stone and Stafford are also within commutable distance and the nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - A traditional tiled canopy porch with a uPVC part obscure double glazed entrance door opens to the hall which has a laminated wooden floor flowing through the entire ground floor space and light oak glazed doors leading to the ground floor accommodation.

To the front is the impressive refitted dining kitchen which has a range of base and eye level units with fitted worktops and inset sink unit set below the window, fitted gas hob with an extractor hood over and built in double electric oven plus space for further appliances.

To the rear is the comfortable lounge which extends to the full width of the home having feature half panelled walls, stairs rising to the first floor and both a window and wide sliding patio doors providing a view of the pleasant garden and direct access to the patio.

To the first floor the landing has a built in cupboard and doors leading to the two good sized bedrooms, both able to accommodate a double bed and the rear facing master extends to the full width of the property having a fitted triple wardrobe.

Completing the accommodation is the refitted bathroom which has a contemporary three piece white suite incorporating a panelled shower bath with a mixer shower and glazed screen above plus complementary tiled splash backs.

Outside - To the rear a paved patio provides a pleasant seating and entertaining area leading to the garden which is laid to lawn with timber raised beds, a further seating area at the bottom of the garden with space for a shed, panelled fencing to three sides and gated access leading to parking at the side of the terrace.

To the front is a small slate shale foregarden.

Shared vehicular access leads under the archway to the two designated parking spaces.

what3words: shares.tropic.swatting

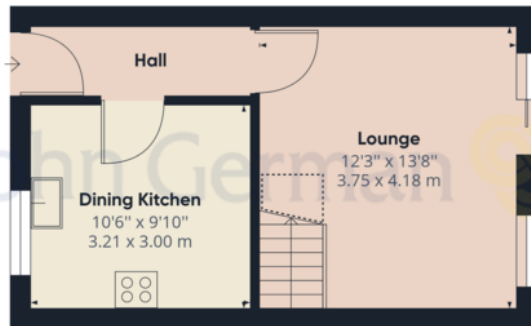
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

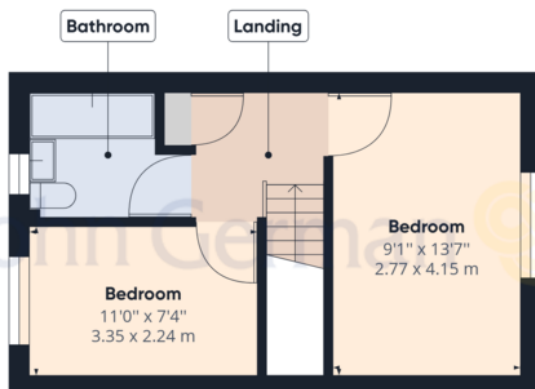
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/23102023

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



Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾

608.17 ft²
56.50 m²

Reduced headroom

10.18 ft²
0.95 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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	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