

Drovers Close

Uttoxeter, ST14 7FH



Attractive modern staggered townhouse with well presented and improved accommodation with adjoining parking and garage to the rear enjoying a town centre position within a 'stone's throw' of amenities.

£215,000



John German

An ideal first home, up or downsize or buy to let investment. Internal inspection of this lovely home is strongly recommended to appreciate the works done by the current owners including a refitted kitchen, ensuite and replacement boiler, condition and the huge benefit of adjoining parking and garage.

Situated on the popular cul de sac within a 'stone's throw' of the town centre and its wide range of amenities including public houses and restaurants, coffee houses and bars, several supermarkets and independent shops, train station, modern leisure and the multi-screen cinema.

A composite and part obscured double glazed entrance door opens to the welcoming hall where stairs rise to the first floor and doors lead to the ground floor accommodation and the fitted guest cloakroom/WC.

To the rear, the well proportioned lounge extends to the full width of the property having a useful understairs cupboard, window overlooking the garden and French doors giving access to the garden and patio.

The impressive refitted dining kitchen has a range of base and eye level units with timber tops and a ceramic sink unit, fitted gas hob with an extractor hood over and electric oven under, plumbing for a washing machine and an integrated fridge freezer.

To the first floor, the landing has a built in airing cupboard and doors leading to the three good sized bedrooms, two of which can easily accommodate a double bed, and the fitted family bathroom having a white three piece suite with tiled splashbacks.

The front facing master has a built in double wardrobe and the benefit of a refitted en suite shower room having a white suite incorporating a double shower cubicle.

Outside to the rear, a pleasant enclosed garden enjoys a degree of privacy having a lawn and a natural stone paved patio providing a lovely seating and entertaining area. A gate leads to the adjoining rear parking and the garage with an up and over door, power points and light. To the front is a shrub border.

Please note, there is a small charge for the upkeep of communal areas of approximately £180 per annum.

What3words: mercy.merit.practical

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

www.eaststaffsb.gov.uk

Our Ref: JGA/27112023

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



Ground Floor



Floor 1

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Approximate total area[#]
755.81 ft²
70.22 m²

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.

GIRAFFE 360





Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	79 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

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