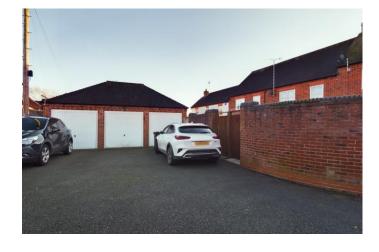
Drovers Close Uttoxeter, ST14 7FH





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





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 desac 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 independentshops, 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 doakroom/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 ceramicsink 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 be drooms, 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 qubide.

Outside to the rear, a pleasant endosed 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/govemment/organisations/environment-agency www.eaststaffsbc.gov.uk

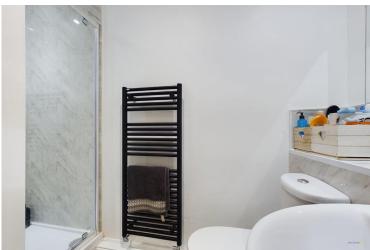
Our Ref: JGA/27112023

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













John German 🧐





Agents' Notes
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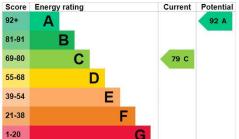
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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. Inmaking that decision, you should know that we receive on average £150 per referral.

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surveyor. In making that decision, you should know that we receive up to £90 per referral.



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