

# Oaklands Grove

Uttoxeter, ST14 8FB

John German





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£285,000

Attractive modern semi detached home with well appointed and immaculately maintained accommodation, occupying a pleasant plot and position on the private cul de sac.



Internal inspection and consideration of this impressive modern home is strongly recommended whether looking to make your first step onto the ladder or for a home move. Providing generously sized accommodation including a fabulous open plan living dining kitchen and three good sized bedrooms, the property is finished to a superior quality and is in turnkey condition. Built in 2021 and situated on a small private cul de sac, accessed from Westlands Road, the town centre and its wide range of amenities are close by.

A storm porch with a composite and part obscure double glazed door opens to the extremely welcoming hall providing a lovely introduction to the home with a side facing window providing natural light, stairs rising to the first floor and quality doors leading to the spacious ground floor accommodation and the guest cloakroom/WC. To the front is the generously sized lounge. Across the rear of the home is the fabulous open plan living dining kitchen which has the same feature tiled floor as the hall with a window and wide French doors opening to the patio and garden. There is a range of base and eye level units with quartz work surfaces, matching breakfast bar, back splash and windowsill, inset sink unit set below the window, fitted gas hob with a contemporary extractor over, double electric oven, plus an integrated dishwasher and fridge freezer. Completing the ground floor space is the laundry room which has a fitted worktop, space for appliances, plus the wall mounted central heating boiler and storage space below the stairs.

To the first floor, the landing has loft hatch with loft ladder, a side facing window providing light and quality doors opening to the three good sized bedrooms, two of which can easily accommodate a double bed, and the superior family bathroom which has a white suite incorporating a panelled bath with a shower and fitted glazed screen above. The rear facing master enjoys a pleasant outlook and built in wardrobes, plus a superior en suite shower room having a white suite incorporating a double shower cubicle. The third bedroom has over stairs storage cupboard.

To the rear, a block paved patio leads to the garden which is laid to lawn, enclosed by timber fencing with a further barked seating area at the bottom of the garden, space for a shed, hot and cold taps, outdoor plug sockets and a timber five bar gate to the front. To the front, a block paved hard standing extends to the side of the property providing off road parking.

**Agents note:** We are advised there will be a small charge of approximately £250 per annum for the maintenance of the private cul de sac, though this is not payable at this moment.

There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

**What3words:** glass.easygoing.reassured

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

**Property construction:** Brick. **Parking:** Drive

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas central heating.

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band C

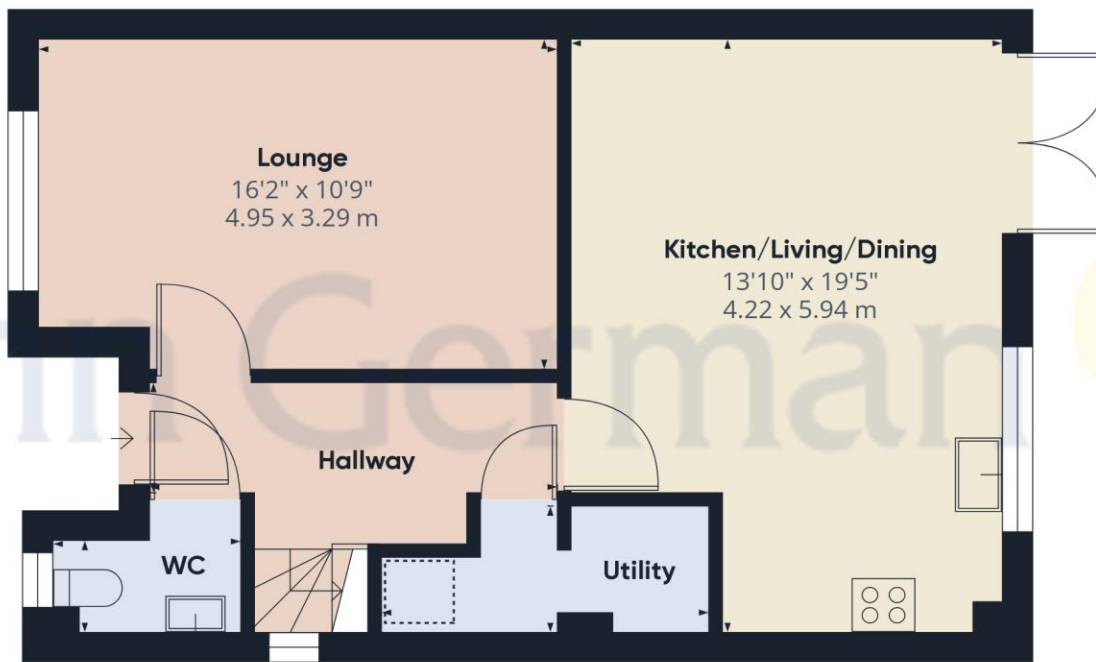
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/05022024

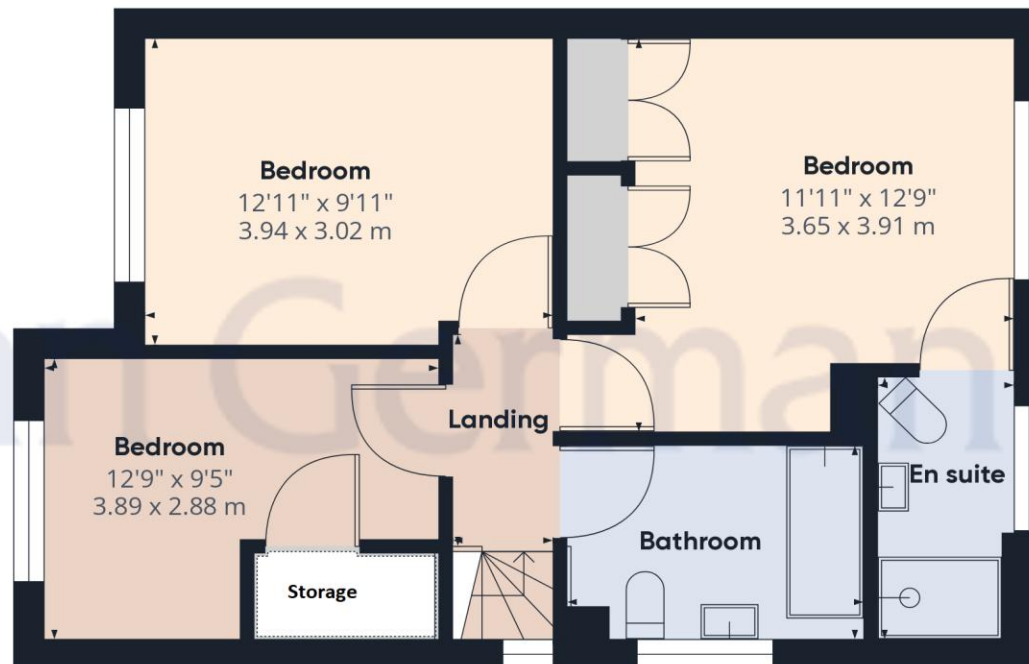
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Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1073.8 ft<sup>2</sup>

99.76 m<sup>2</sup>

**Reduced headroom**

5.53 ft<sup>2</sup>

0.51 m<sup>2</sup>

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.

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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		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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