

Swallow Close

Uttoxeter, ST14 8TS

John
German





Swallow Close

Uttoxeter, ST14 8TS

£345,000

Beautifully presented and immaculately maintained modern detached family home occupying a lovely plot and position on a popular cul de sac on the always in demand Birdland development.

For sale with no upwards chain involved, internal inspection of this delightful home is essential to appreciate its turn key condition and remodelled ground floor accommodation, lovely landscaped rear garden and its quiet popular position.

Situated on the always desirable Birdland development in close proximity of the convenience shop on the estate and also within easy reach of the town centre and its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, schools, modern leisure centre and the multi screen cinema.

Accommodation - A storm porch with a replacement composite part obscure double glazed entrance door opens to the welcoming hall which provides a lovely introduction to the home with stairs rising to the first floor and doors leading to the generously sized ground floor accommodation, the fitted downstairs WC and the garage that has been partitioned to provide a useful laundry room with a door to the store/small garage.

Positioned to the rear of the home is the comfortable lounge which enjoys a view over the pleasant garden with wide French doors giving direct access to the patio and a focal chimney breast with a log burner set on a feature hearth.

The impressive fitted kitchen has an extensive range of base and eye level units with lighting and work surfaces plus an inset sink unit set below one of the dual aspect windows, a fitted gas hob with a glazed splash back and extractor hood over, an integrated microwave and dishwasher plus space for a fridge freezer. A uPVC part obscure double glazed door opens to the side elevation and a wide arch leads to the dining room which enjoys the outlook over the rear garden.

To the first floor the landing has a loft hatch and doors leading to the four bedrooms, one of which is currently used as a dressing room, and the fitted family bathroom which has a white suite incorporating a panelled bath with an electric shower over and a built in airing cupboard.

The two double bedrooms both have built in wardrobes and are found at the front of the home including the master which has the benefit of a fully tiled en suite shower room with a white suite incorporating a corner shower cubicle with an electric shower over.

Outside - To the rear a good sized paved patio with plum slate edging extends to the width of the plot providing a lovely seating and entertaining area leading to the landscaped garden which is laid to lawn with plum slate and gravelled beds plus well stocked borders containing a large variety of shrubs and plants. A further paved seating area is located at the bottom of the garden.

To the front there is a block paved driveway with well stocked borders providing off road parking for numerous vehicles leading to the small garage/store that has an electric roller door.

what3words: golf.fillers.preheated

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

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

Property construction: Traditional **Parking:** Drive **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Gas

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

Broadband type: Fibre

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

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

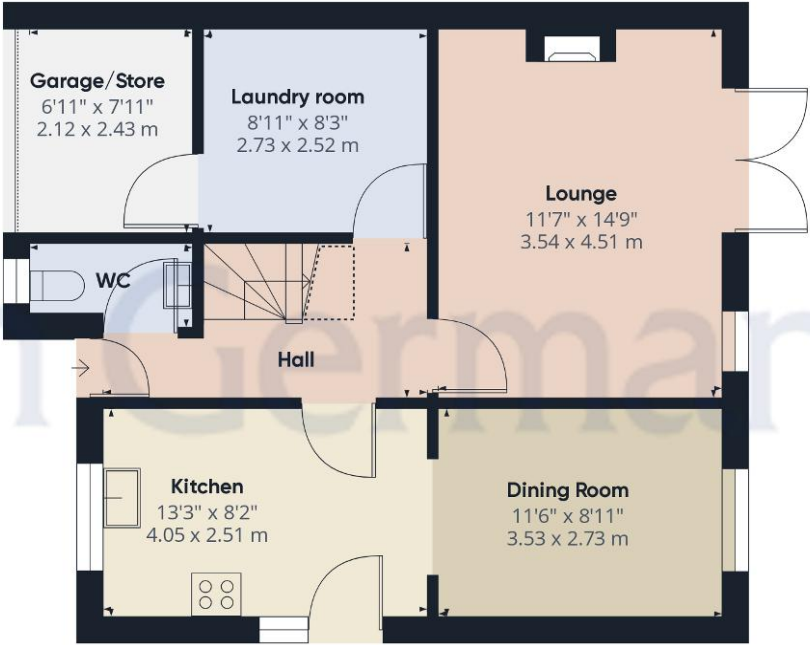
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band D

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

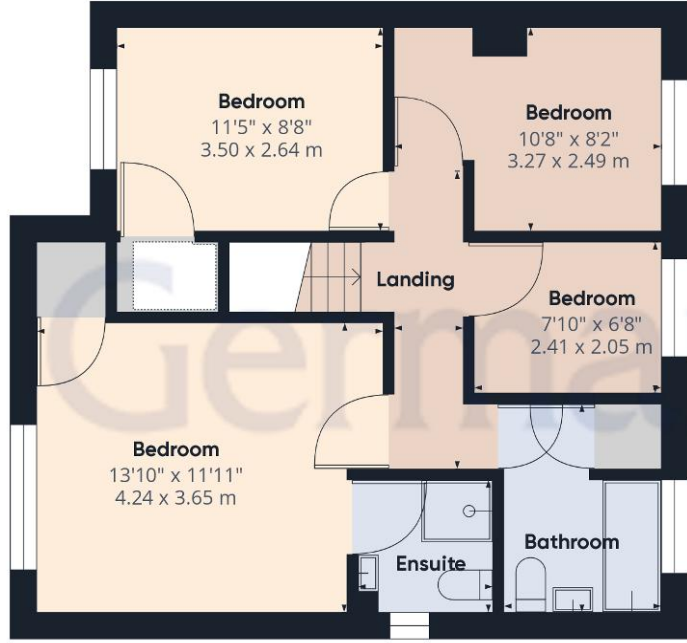
Our Ref: JGA/05042024







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1148.18 ft²
106.67 m²

Reduced headroom

10.4 ft²
0.97 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



The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

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		83 B
69-80	C	69 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@johnngerman.co.uk

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



