



Offered to the market with no upward chain is this very well presented semi-detached family home perfect for first-time-buyers or investors.

£180,000





John German are delighted to presented this superbly presented home with remodelled ground floor accommodation to provide a spacious dining kitchen. Situated within walking distance to local amenities including a convenience shop and first school, the town centre and its wider range of facilities are also within easy reach. Access to the A50 dual carriageway is also closeby, linking the M1 and M6 motorways plus the cities of Derby and Stoke-on-Trent.

A useful enclosed porch with a part obscured double glazed entrance door leads to the impressive hall that has a feature grey ceramic tiled floor, carpeted stairs rising to the first floor landing and doors leading to the generously sized ground floor accommodation.

At the rear of the property is the good sized fitted dining kitchen which extends to the full width of the property having a range of base and eye level units with work surfaces, an inset sink unit set below a window overlooking the garden, fitted electric hob with an extractor hood over and oven under, plus space for further appliances. There is also a useful pantry, a door to the side porch and sliding patio doors leading to the uPVC double glazed constructed conservatory which overlooks the pleasant garden and has a door to the patio.

At the front of the property is the lounge that has a uPVC double glazed window to the front aspect allowing natural light to flood the room. The side porch has doors opening to both the front and rear elevations, plus access to the useful utility room and the separate store.

To the first floor, the landing leads to the three good sized bedrooms, two of which can accommodate double beds, and the fitted family bathroom that has a white three piece suite within fitted mixer shower and glazed screen above the panelled bath, plus feature tiled walls and dual-aspect windows.

Outside - To the rear a block paved patio provides an extremely pleasant entertaining area leading to the garden which enjoys a good degree of privacy and is laid mainly to lawn with shrubbed borders.

To the front is a tarmac driveway providing off-road parking with gravelled edging and a shrubbed border.

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

Property construction:

Parking: Drive

Electricity supply: Mains Water supply: Mains Sewerage: Mains Heating: Gas

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

Our Ref: JGA/24042024

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.













John German 🧐





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.

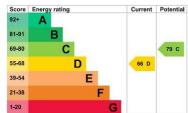
Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Money Limited.

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.

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.













John German 9a Market Place, Uttoxeter, Staffordshire, ST148HY 01889 567444 uttoxeter@johngerman.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