

Ashbrook Close

Uttoxeter, Staffordshire, ST14 8UL



Well maintained modern semi detached home suitable for a variety of buyers, situated towards the head of an extremely sought after cul de sac on the always in demand Birdland development.

£185,000

John German 

Whether looking for your first home, to downsize or for a buy to let investment, viewing of this freshly decorated and newly recarpeted home is strongly recommended. For sale with no upward chain involved, the property provides a blank canvas to move straight into, while there's scope to personalise and make it your own.

Situated on the highly sought after cul de sac within walking distance to the convenience shop found on Birdland, the town centre and its wide range of facilities is also close by.

A storm porch with a quarry tiled floor has a part obscured glazed entrance door opening to the welcoming hall where doors lead to the ground floor accommodation.

The well proportioned lounge/dining room, which extends to the full width of the home, is positioned to the rear of the property with stairs rising to the first floor with a wide window overlooking the garden and a part double glazed door giving direct access.

To the front is a fitted kitchen which has a range of base and eye level units with work surfaces and inset sink unit set below the window, fitted gas hob with an extractor over and electric oven under, plumbing for washing machine and additional appliance space, plus the wall mounted combination central heating boiler.

To the first floor, the landing has doors leading to the two bedrooms. The spacious rear facing master has a fitted double wardrobe with sliding doors.

Finally, there is the bathroom which has a three piece suite with complimentary tiled splashbacks and a built in airing cupboard.

Outside to the rear, there is a pleasant enclosed low maintenance garden having a paved patio with gravelled and slate shale borders, shrub beds and gated access to the front.

To the front, there is a garden laid to lawn with a shrub bed and a path leading to the front door. A tarmac driveway extends to the side of the property providing off road parking for several vehicles.

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

What3words:disarmed.reporters.sult

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.

(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 B

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

www.eaststaffsbc.gov.uk

Our Ref: JGA/24052024

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.



Ground Floor



Floor 1

John German

Approximate total area⁽¹⁾

531.51 ft²
49.38 m²

Reduced headroom

15.73 ft²
1.46 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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 The Property
Ombudsman

 APPROVED CODE
TRADING STANDARDS UK

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Agents' Notes

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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. In making that decision, you should know that we receive on average £150 per referral.

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