

St. Marys Close

Checkley, Stoke-on-Trent, ST10 4NG



Deceptively spacious detached family sized home providing scope for cosmetic personalisation, occupying a pleasant village cul de sac position backing onto fields.

NO UPWARD CHAIN

£350,000



John German 

For sale with no upwards chain involved, consideration of this generously sized family home is recommended to appreciate its well maintained accommodation but scope for cosmetic personalisation to make it your own. Occupying a pleasant plot that backs onto fields on a quiet village cul de sac.

Situated in the popular village of Checkley and within walking distance to its amenities including the well regarded Hutchinson First School, The Red Lion public house plus The New Broom public house and restaurant, and St. Mary's and All Saints church. Several walks through surrounding countryside are also on the doorstep. The village of Tean with its range of amenities and the towns of Uttoxeter and Cheadle are both within easy commutable distance as is the A50 dual carriageway which links the M1 and M6 motorways plus the cities of Stoke on Trent and Derby.

Accommodation - A uPVC part obscure double glazed entrance door opens to the porch where doors give direct access to the garage and to the hall. In the hall, stairs rise to the first floor having a useful under stairs cupboard below plus doors to the ground floor accommodation and to the downstairs WC which has a modern two piece suite and half tiled walls.

The dining room provides ample space for a table and chairs plus double doors leading to the well proportioned lounge which has a focal fireplace and a wide bow window providing an abundance of natural light. The brick base and uPVC double glazed constructed conservatory provides additional living space with a wall mounted gas heater and power points plus a lovely view over the rear garden and wide French doors opening to the patio.

The well equipped fitted kitchen has a range of base and eye level units with work surfaces and an inset sink unit set below a window overlooking the rear garden, a fitted electric hob with a stainless steel splash back and extractor hood over, built in double electric oven and integrated appliances including a dishwasher, washing machine and fridge freezer. A uPVC part double glazed door opens to the patio and garden.

To the first floor the landing has a side facing window providing light, a built in airing cupboard and doors leading to the four good sized bedrooms, all enjoying a pleasant outlook especially those to the rear overlooking fields.

The front facing master has a range of fitted furniture plus a further built in wardrobe and the benefit of a fully tiled en suite shower room having a corner jacuzzi shower cubicle. Finally there is the impressive fitted family bathroom having a white modern suite incorporating a panelled shower bath with a mixer shower and glazed screen above.

Outside - To the rear a paved patio and further circular seating area with block paved and gravelled edging provides a lovely entertaining area enjoying a degree of privacy leading to the garden which is mainly laid to lawn with well stocked beds and borders containing a variety of shrubs and plants, further seating areas and a summerhouse.

To the front is a garden laid to lawn with borders. A double width block paved driveway provides off road parking leading to the garage which has an up and over door, power and light.

what3words: destroyer.violin.refrain

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: **Parking:** Drive **Electricity supply:**
Water supply: **Sewerage:** **Heating:**
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

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

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

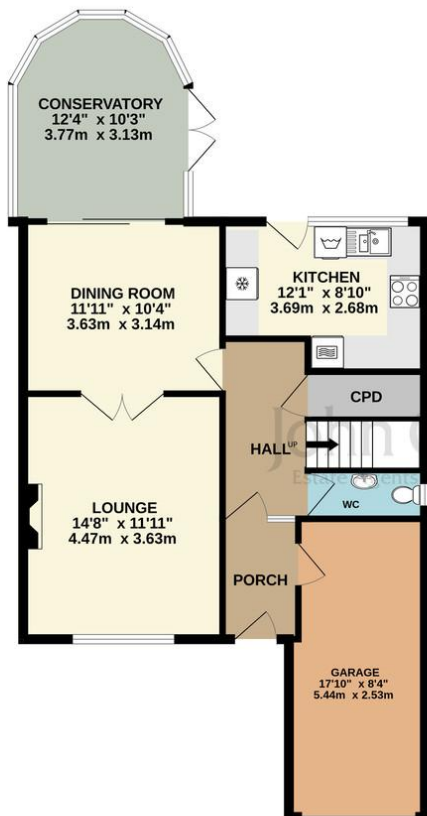
Local Authority/Tax Band: Staffordshire Moorlands District Council / Tax Band D

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

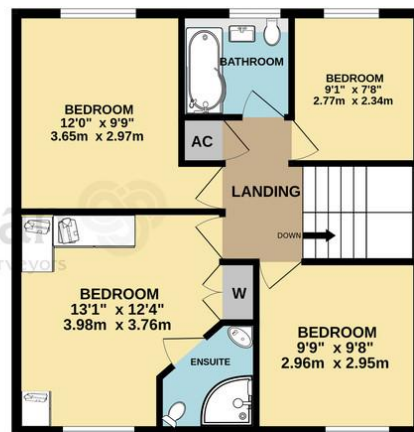
Our Ref: JGA/250322024

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



1ST FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



John German
 9a Market Place, Uttoxeter, Staffordshire, ST14 8HY
 01889 567444
 uttoxeter@johngerman.co.uk

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.

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