

# Old Lodge Close

Uttoxeter, Staffordshire, ST14 7FJ

John   
German





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£270,000

Much improved and well presented modern semi detached three storey townhouse, with solar panels, occupying a pleasant position on the quiet cul-de-sac in close proximity to local amenities.



Whether looking for your first home, moving up or down the property ladder or for a buy to let investment, internal inspection of this highly impressive home is strongly recommended to appreciate its room dimensions and layout including a useful conservatory, condition throughout, and its exact position enjoying a pleasant outlook to the rear. Consideration is also highly advised to appreciate the notable improvements made by the current owners including solar panels providing free electricity and an income, underfloor heating to the ground floor, air conditioning in some rooms, the fabulous, refitted kitchen with integrated appliances, and the adaptable home office located in the garden. Situated in close proximity to local amenities including the "five shops" found on Windsor Road, open spaces and Tynsel Parkes first school. The town centre and its wide range of amenities are also within easy reach, and the nearby A50 dual carriageway links the M1 and M6 motorways.

**Accommodation:** A replacement part obscured glazed entrance door opens to the welcoming hall providing an impressive introduction to the home, having a feature parquet floor with underfloor heating, stairs rising to the first floor and quality doors opening to the ground floor accommodation, and the fitted guest cloakroom/WC which has a contemporary two piece suite including a feature glazed wash hand basin.

The parquet floor and underfloor heating runs into the well-proportioned living room which extends to the full width of the home having a focal wall mounted fireplace and a useful understairs cupboard. Wide glazed double doors open to the useful brick base and uPVC double glazed constructed conservatory, providing an additional entertaining space having an air conditioning unit meaning the room can be used all year round, again having underfloor heating, power points and French doors opening to the garden.

Last but by no means least and completing the ground floor space is the fabulous, refitted kitchen. Having an extensive range of base and eye level units with feature lighting, quartz worktops with an inset sink unit set below the front facing window, fitted electric hob with an extractor hood over, built-in double electric oven, and integrated appliances including a dishwasher, washing machine and fridge freezer plus a feature tiled floor.

To the first floor the landing has stairs rising to the second floor, built-in storage and quality doors leading to two good sized bedrooms. The rear facing double having fitted wardrobes to one side and two windows enjoying a pleasant outlook. The refitted family bathroom has a white modern suite incorporating a panelled bath with a mixer tap and shower attachment plus a fitted glazed screen above and complementary tiled splashbacks. The whole of the middle floor has under floor heating together with the landing.

To the second floor the landing has a side facing window providing natural light, and a door to the lovely spacious master bedroom, having both a walk-in wardrobe and a fully tiled en suite shower room with underfloor heating and a white suite incorporating a double shower cubicle with a mixer shower over.

Outside, to the rear a block paved patio provides a pleasant seating and entertaining area, leading to the pleasant southerly facing enclosed garden which is mainly laid to lawn, with well stocked borders containing a variety of shrubs and plants plus a further slate shale seating area at the top of the garden. Additionally, there is the extremely useful and adaptable home office that has power and internet connection, and an attached garden store.

To the front is a small shrubbed fore garden and shared vehicular access leading to off road parking and a tarmac driveway to the side, plus the attached garage which has an up and over door, power and light plus a personal door to the garden.

Please note there is a small annual charge for the maintenance of the communal areas on the cul-de-sac. The property benefits from solar panels which provide free electricity and an income, the ownership of which will be transferred to the buyer.

What3Words: goodnight.nipped.monorail

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains

**Heating:** Mains 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/>

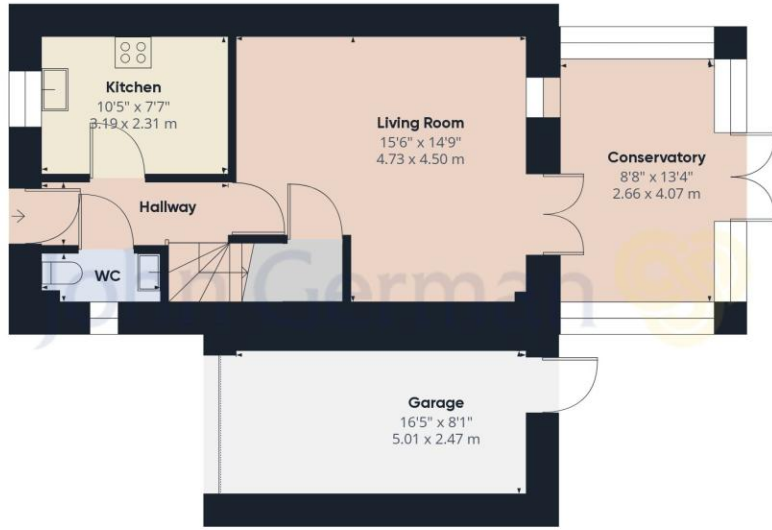
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band C

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

**Our Ref:** JG A05082024







Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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

1307.17 ft<sup>2</sup>

121.44 m<sup>2</sup>

**Reduced headroom**

0.97 ft<sup>2</sup>

0.09 m<sup>2</sup>

(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.

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## Agents' Notes

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## 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.

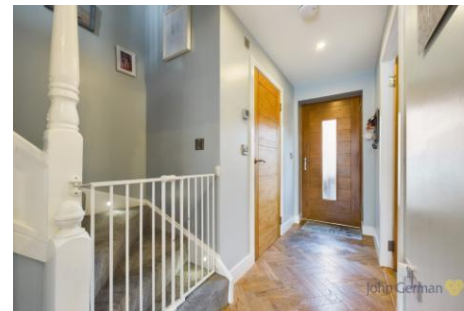
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**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

John German



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