

Shipton Drive

Uttoxeter, Staffordshire, ST14 7NJ



Extremely well presented and much improved modern style mid-terrace home with extended ground floor accommodation situated in a popular area within easy reach of amenities.

£185,000



John German

Whether looking for your first home, to downsize or for a buy to let investment, internal inspection of this beautifully presented and appointed home is strongly advised to appreciate its extended ground floor accommodation, pleasant enclosed rear garden enjoying a degree of privacy and its convenient location.

Situated on the popular road providing easy access to both local amenities and the town centre with its wide range of facilities.

A uPVC part obscure double glazed door opens to the enclosed porch where a further door leads to the hall which has stairs rising to the first floor and a door to the extended ground floor accommodation.

To the front is the extended living room which has a focal fireplace with a timber mantle plus illuminated display alcoves and a wide window providing ample natural light.

Positioned to the rear is the lovely fitted dining kitchen which extends to the full width of the home, having a range of base and eye level units with kickboard lighting, fitted worksurfaces and an inset sink unit set below one of the two windows which overlook the garden, a fitted electric hob with extractor hood over, electric oven under and an integrated fridge freezer. Additionally, there is a useful understairs cupboard, a tiled floor and a part double glazed door providing direct access to the patio and garden.

To the first floor, the landing has access to the loft and doors to the two good sized bedrooms, both able to accommodate a double bed with the front facing master having a walk-in wardrobe that has power and light. Completing the accommodation is the fitted bathroom which has a white modern suite incorporating a panelled bath with a mixer shower and glazed screen above, complimentary tiled splashbacks and floor, plus a heated towel rail.

Outside to the rear, a paved patio with raised beds provides a lovely seating and entertaining area leading to the garden which is predominantly laid to lawn having well stocked shrub borders and a further gravelled seating area, plus space for a shed at the top of the garden. The garden is enclosed to three sides and enjoys a degree of privacy, backing onto single storey homes, plus gated access to the shared passage leading to the front. To the front is a tarmac driveway providing off road parking.

What3word: boards.announced.into

Agents 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).

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

Property construction: Standard

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 A

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

Our Ref: JGA/11112024

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.

 <p style="text-align: center;">Ground Floor</p>	<p style="text-align: right;">John German </p> <p style="text-align: right;">Approximate total area⁽¹⁾ 641.54 ft² 59.6 m²</p>
 <p style="text-align: center;">Floor 1</p>	<p>(1) Excluding balconies and terraces</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p style="text-align: right;">GIRAFFE360</p>





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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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