



Well maintained and presented modern mid terrace with off road parking to the rear, suitable for a variety of potential buyers, for sale with no upward chain involved.

£150,000



Whether looking to make your first step onto the property ladder, to downsize or for a buy to let investment, viewing of this lovely modern home is strongly recommended. Well maintained by the current owners since new, the home is ready to be moved into.

Situated within easy reach of local amenities and the town centre with its wide range of facilities.

A uPVC part obscure double glazed entrance door opens to the hall where stairs rise to the first floor.

To the front of the home is the fitted kitchen providing space for a dining suite having a range of base and eye level units with work surfaces and an inset sink unit set below the window, fitted gas hob with extractor over and electric oven under, plumbing for a washing machine and additional appliance space.

To the rear of the home, the lounge extends to the full width of the property, having wide uPVC double glazed French doors overlooking the garden and providing direct access to the patio.

Completing the ground floor space is the fitted WC, which has a white two piece suite.

To the first floor, the landing has a built in airing cupboard housing the combination central heating boiler and doors leading to the two double bedrooms, both extending to the full width of the home and with built in storage.

Finally, there is the fitted family bathroom which has a white suite with complimentary tiled splashbacks incorporating a panelled bath with a mixer tap and shower attachment.

Outside to the front there is a garden laid to lawn. To the rear, the enclosed garden has a patio leading to the lawn with gated access to the adjoining parking area, approached via a private cul de sac.

Agents note: There is a monthly maintenance charge of £10

**What3words:** bluffs.these.dispanded

**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:** Parking area

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

**Our Ref:** JGA/16122024

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.









Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

 OnTheMarket

 rightmove

 RICS

 aria  
propertymark  
PROTECTED

 naea  
propertymark  
PROTECTED

 The Property  
Ombudsman

 APPROVED CODE  
TRADING STANDARDS UK

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 any 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**