



Well proportioned semi detached home with recently redecorated and carpeted accommodation, situated at the head of a popular cul-de-sac on the always in demand Birdland.

£175,000



John German

For sale with no upwards chain involved, viewing and consideration of this lovely home is highly recommended, whether looking to make your first step onto the property ladder, a downsize or a buy to let investment. Recently freshened up with new carpets and decoration, there is still scope to personalise and make it your own home. Benefiting from a pleasant enclosed rear garden and off road parking also to the rear.

Situated at the head of the popular cul-de-sac, within walking distance to the convenience shop and open spaces found on the always sought after Birdland development, with the town centre and its wide range of amenities also close by.

Accommodation: A uPVC part double glazed entrance door to the side opens to the hall, where doors lead to the ground floor accommodation.

To the front of the home the generously sized lounge extends to the full width of the home, enjoying a pleasant outlook with a focal fireplace and stairs rising to the first floor.

Across the rear of the property is the fitted dining kitchen which has a range of base and eye level units with worktops and an inset sink unit set below the window overlooking the garden, space for an electric cooker with an extractor over, plumbing for a washing machine and space for a fridge freezer.

To the first floor the landing has a loft hatch and side facing window providing natural light. Doors lead to the two good sized bedrooms with the front facing master extending to the width of the home and both having built-in wardrobes.

Completing the accommodation is the fitted bathroom which has a white suite with complementary tiled splashbacks, incorporating a panelled bath with an electric shower over and a rear facing window.

Outside: To the rear a paved patio leads to the enclosed westerly facing garden laid to lawn with space for sheds and gated access to the side. To the front is a garden laid to lawn with shrubs and an established tree.

To the rear of the property, a driveway provides off road parking for several vehicles.

What3Words: surreal.leads.treetop

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 B

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

Our Ref: JGA24032025

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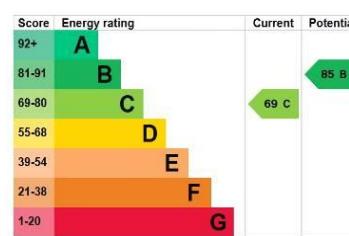
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John German
9a Market Place, Uttoxeter, Staffordshire, ST14 8HY
01889 567444
uttoxeter@johngerman.co.uk

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

Agents' Notes

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