

# Drovers Close

Uttoxeter, ST14 7FH



Well presented and improved modern terrace with improved accommodation situated towards the head of a popular cul de sac within a 'stones throw' of the town centre.

£214,500



John German

An ideal first step onto the property ladder, a home move or a buy to let investment, viewing and consideration of this lovely home is advised to appreciate its condition and the improvements made by the current owners which include the addition of a conservatory, the refitted en suite shower room and the replacement gas central heating boiler.

Situated on a popular town centre cul de sac within a 'stones throw' of its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, modern leisure centre and gyms, plus the multi screen cinema.

Accommodation - The welcoming hallway has stairs to the first floor and doors leading to the ground floor accommodation and the fitted guest's cloakroom/WC. To the front of the home is the fitted dining kitchen having a range of base and eye level units with work surfaces and an inset sink unit, fitted gas hob with an extractor over and electric oven under, plumbing for both a dishwasher and washing machine plus space for a fridge freezer.

The well proportioned lounge extends to the full width of the home having a focal fireplace, a useful under stairs cupboard and a window overlooking the garden. uPVC double glazed French doors open to the brick and uPVC double glazed constructed conservatory providing an additional living space which is currently used as a play room with power points and uPVC double glazed French doors opening to the garden.




To the first floor the landing has a loft hatch and built in airing cupboard plus doors to the three bedrooms, two of which can accommodate a double bed. The front facing master has a built in double wardrobe and the benefit of a refitted en suite shower room having a white suite incorporating a shower cubicle with a mixer shower over. Completing the accommodation is the family bathroom which has a white three piece suite with complementary tiled splash backs and a front facing window.

Outside - To the rear is an enclosed low maintenance garden with barked borders and a paved seating area, shrub beds, summerhouse and a gated to the shared access leading to the front of the terrace. The property benefits from two allocated parking spaces situated at the head of the cul de sac.

**Note:** There is a small annual charge for the maintenance of communal areas.  
**what3words:** resurgent.apparatus.shout  
**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:** 2 allocated spaces  
**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](http://www.gov.uk/government/organisations/environment-agency)  
**Our Ref:** JGA/24032025

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1<sup>st</sup> March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

			
<p>Ground Floor</p>			
		<p>Approximate total area<sup>(1)</sup></p> <p>817.62 ft<sup>2</sup> 75.96 m<sup>2</sup></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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.</p> <p>GIRAFFE360</p>	
<p>Floor 1</p>			









Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 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 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**