



John German



John German

Well presented and maintained modern style home providing generously sized ground floor living space, situated on the popular Birdland development.

£295,000



John German

John German

For sale with no upward chain involved, viewing of this lovely detached home is essential whether looking to move up or down the property ladder. Providing generously sized ground floor living space incorporating three reception rooms and a fitted kitchen, also the rear garden enjoys a degree of privacy.

Situated on the always in demand Birdland development within walking distance to the convenience shop found on the estate, with the town centre and its wide range of amenities also close by.

A uPVC part obscured double glazed door opens to the welcoming hallway where stairs rise to the first floor having a useful understairs cupboard and doors lead to the spacious ground floor accommodation and the fitted guest cloakroom/WC.

The lounge has a living flame effect gas fire with a feature surround and a front facing window allowing natural light to flood in. An arch leads to the dining room which has wide sliding patio doors giving direct access to the patio and a view of the rear garden.

The fitted kitchen has a range of base and eye level units with work surfaces and an inset sink unit set below the window overlooking the garden, space for a gas cooker with extractor over, plumbing for a dishwasher and additional appliance space. An arch leads to the versatile breakfast room, equally adept to be used as a playroom or additional seating, having uPVC double glazed French doors opening to the patio and garden.

To the first floor, the landing has a side facing window providing natural light, access to the loft and a built in airing cupboard. Doors lead to the three good size bedrooms, two of which can accommodate a double bed and also benefit from built in wardrobes.

Completing the accommodation is the fitted family bathroom having a modern white suite incorporating a panelled shower bath with a mixer shower and glazed screen above, tiled splashbacks and a rear facing window.

To the rear, a paved patio has a dwarf wall and steps, leading to the garden mainly laid to lawn with well stocked borders and a further paved seating area at the top of the garden. Enclosed to three sides by panelled fencing and enjoying a degree of privacy with gated access to the front. To the front is a garden laid to lawn. A tarmac driveway and block paved hardstanding provides off road parking, leading to the garage which has an up and over door, power and light, plus plumbing for a washing machine and the wall mounted combination central heating boiler.

**What3words:** prominent.zoos.firework

**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 & garage

**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 D

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

**Our Ref:** JGA/28022025

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.



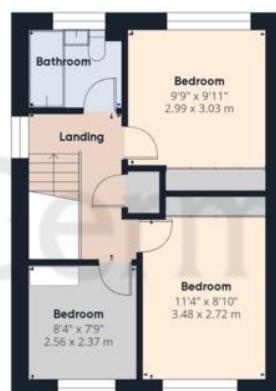
John German 

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

1017.18 ft<sup>2</sup>

94.5 m<sup>2</sup>

(1) Excluding balconies and terraces



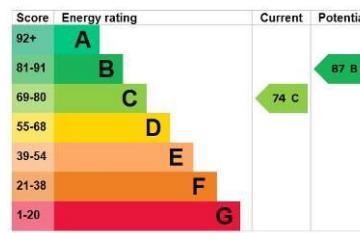
Floor 1

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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.

GIRAFFE360





OnTheMarket

rightmove

RICS

arla  
Propertymark  
PROTECTED

naea  
Propertymark  
PROTECTED

The Property  
Ombudsman

tsi  
APPROVED CODE  
TRADING STANDARDS.UK

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

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.