

Ashbrook Close

Uttoxeter, ST14 8UL



Well maintained modern semi-detached home occupying a pleasant cul-de-sac position with a south-westerly facing rear garden, situated on the always popular Birdland development.

£174,950



John German

An ideal first home, downsize or buy to let investment and for sale with no upward chain involved, viewing of this modern property is recommended to appreciate its well-maintained accommodation, combined with a scope to personalise and make it your own. Benefitting from a south-westerly facing garden enjoying a degree of privacy, plus a driveway and attached garage.

Situated in the popular and quiet cul-de-sac on the well-regarded Birdland development in close proximity to the convenience shop found on the estate and within walking distance to the town centre with its wide range of facilities.

A storm porch with a quarry tiled floor and part obscure double-glazed door opens to the hall where doors lead to the ground floor accommodation.

To the front of the home is the fitted kitchen having a range of base and eye level units with worktops and an inset sink unit set below the window, a fitted gas hob with extractor over and electric oven under, plumbing for washing machine, additional appliance space and the wall mounted central heating boiler.

The generously sized lounge/dining room extends to the full width of the home with stairs rising to the first floor and wide uPVC double glazed patio doors overlooking the garden and providing access outside.

To the first floor, the landing has doors leading to the two bedrooms, the rear facing master being able to easily accommodate a double bed and furniture.

Completing the accommodation is the fitted bathroom which has a white three-piece suite incorporating a panelled bath with a mixer tap and shower attachment, tiled splashbacks and a built-in airing cupboard.

Outside to the rear, the pleasant enclosed south westerly facing garden enjoys a degree of privacy with a paved patio providing a lovely seating entertaining area leading to the lawn which has borders.

To the front is a garden laid to lawn. A tarmac driveway provides off road parking, leading to the attached garage which has an up and over door, power and light, and a personal door to the garden.

What3words: across.justifies.noodle
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 B
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk
Our Ref: JGA/17042025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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