

Kestrel Close

Uttoxeter, ST14 8TB



Well maintained semi-detached home suitable for a variety of potential types of buyers, occupying a quiet position at the head of the cul-de-sac on the always sought-after Birdland development.

£220,000



John German

Whether to make your first step onto the property ladder, a home move, or a Buy-to-Let investment, viewing and consideration of this pleasant three-bedroom home is highly recommended to appreciate its quiet position, tucked away at the head of the popular cul-de-sac with a good sized rear garden and a driveway to the side of the home. For Sale with No Upwards Chain Involved.

Situated on the always in-demand Birdland development within walking distance to the open spaces and convenience shop found on the estate, also the town centre with its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the three tier school system, train station, doctor surgeries, modern leisure centre and gyms, and the multi-screen cinema.

Accommodation:

A replacement composite and part double glazed entrance door opens to the hall, having a useful understairs recess and a door leading to the ground floor accommodation.

The well-proportioned living room has a front facing walk-in bay window providing natural light, and stairs rising to the first floor. To the rear of the home is the fitted breakfast/dining kitchen, which extends to the full width of the property, having a range of base and eye level units with fitted worktops and a breakfast bar, an inset sink unit set below the window overlooking the garden, a fitted gas hob with an extractor over and electric oven under, plumbing for a washing machine and additional appliance space, plus additional light coming from the part double glazed door opening the patio and garden.

To the first floor the landing has a side facing window providing light, a loft hatch, and a built-in airing cupboard with shelving. Doors lead to the three bedrooms, two of which can easily accommodate a double bed, with the rear facing master having a built-in double wardrobe. Completing the accommodation is the fitted family bathroom which has a white suite with complimentary tiled splashbacks, incorporating a panelled bath with an electric shower over.

Outside:

To the rear the southerly facing enclosed garden has a paved patio leading to the good-sized lawn with a composite decking seating area providing additional entertaining space, space for a shed and gated access to the side of the home.

To the front is a garden laid to lawn. A right of access leads to the tarmac driveway to the side of the property, providing off road parking.

Agents note: It is common for property Titles to contain Covenants, a copy of the Land Registry title is available to view on request.

W3W – seabirds.maker.bead

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: JGA09122025

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 1st 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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 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