

Verney Close

Bramshall, Uttoxeter, ST14 5NJ

John 
German



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£149,995

An attractive modern end-terraced home situated in a popular small courtyard development within the highly desirable village of Bramshall with no upward chain involved. Ideal first time buy, downsize or buy-to-let investment.

An ideal first time home, downsize or buy-to-let investment, a viewing and consideration of this lovely home is strongly recommended. Situated in the highly desirable village of Bramshall within walking distance to amenities including the active village hall with adjoining play area, public house, butchers and church. The town of Uttoxeter and its wide range of amenities are within easy reach including supermarkets and independent shops, public houses and restaurants, coffee houses and bars, doctors, schools, multi-screen cinema and a modern leisure centre. The A50 is easily reached linking the M1 and M6 plus the cities of Derby and Stoke-on-Trent.

Accommodation: A traditional tiled canopy porch with a part-obscure glazed entrance door leads to the hall with laminate wood flooring and doors leading to the well-proportioned ground floor accommodation.

At the front of the property is the dining kitchen which has a range of base and eye level units, work surfaces, inset sink unit set below a window, fitted gas hob with extractor over and oven under, space for further appliances and a lovely tiled floor. Positioned at the rear of the property is the good sized lounge that extends the full width of the property, has stairs rising to the first floor and a window and sliding patio doors opening to the rear garden.

To the first floor the landing has a built-in airing cupboard and doors leading to the two good sized bedrooms. The master bedroom at the rear extending the width of the property, and the fitted family bathroom has a three-piece suite with tiled splashbacks.

Outside to the rear timber decking leads to the pleasant enclosed rear garden which is mainly laid to lawn with shrub beds and a shed. A gate leads to shared access at the side of the block. To the front is a small blue slate shale fore-garden. Shared vehicular access leads to the side of the block where there is designated off road parking.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

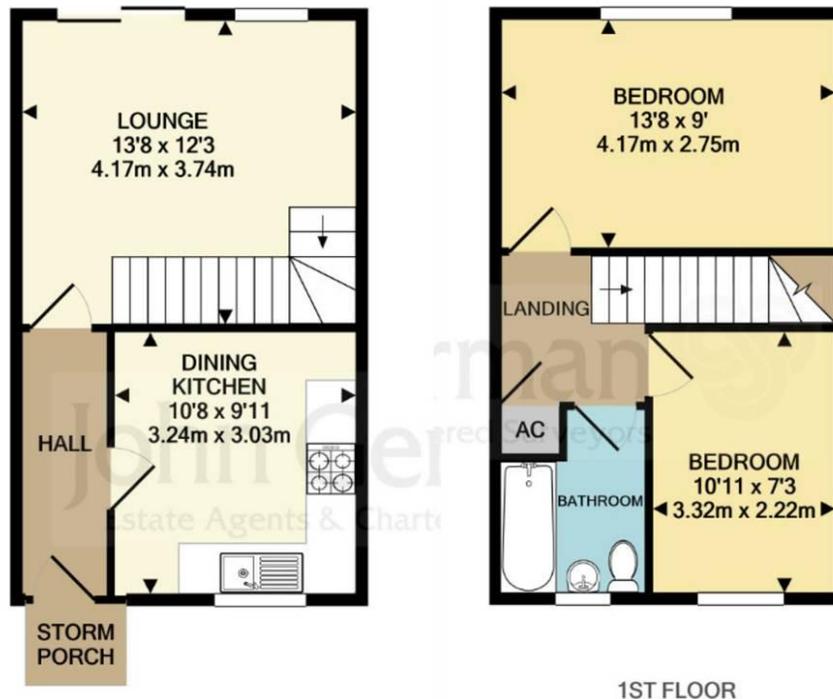
Useful Websites: www.environment-agency.co.uk, <http://www.eaststaffsbc.gov.uk/>

Our Ref: JGA/16102020

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B







GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Agents' Notes

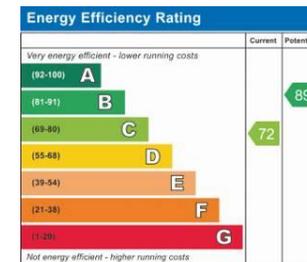
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Referral Fees

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.



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