

Robin Close
Uttoxeter, ST14 8TP



Well-maintained modern end terrace home occupying a pleasant corner plot on the always popular Birdland development in easy reach of the town centre and amenities.

£169,995



John German 

For sale with no upwards chain involved, viewing of this extremely pleasant home is strongly recommended whether you are looking for your first home, a downsize or a buy to let investment, to appreciate its size, plot and position.

Situated within easy reach of the convenience shop on the development, the town centre and its wide range of amenities are also within close proximity including several supermarkets, independent shops, public houses and restaurants, coffee houses and bars, doctors, multi-screen cinema and a modern leisure centre.

Accommodation

A part obscure glazed door leads to the entrance hall which has a small built-in cupboard and doors to the ground floor accommodation and to the downstairs WC.

The well-proportioned lounge/dining room extends to the full depth of the property having stairs rising to the first floor, double glazed window to the front and uPVC double glazed door with side windows opening to 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 a window overlooking the rear garden, fitted electric hob with oven under and space for further appliances.

To the first floor the landing leads to the three bedrooms, two of which can accommodate a double bed, and the fitted bathroom which has a white three-piece suite with an electric shower above the panelled bath.

Outside

To the rear a paved patio with stone edging leads to the garden which is predominantly laid to lawn and extends to the side elevation enclosed by timber fencing with a gate opening to the rear parking and timber decking providing further seating and space for a shed.

To the front is a garden laid to lawn with shrub borders.

Shared vehicular access leads to the rear elevation where there is parking for two cars adjacent to the rear boundary.

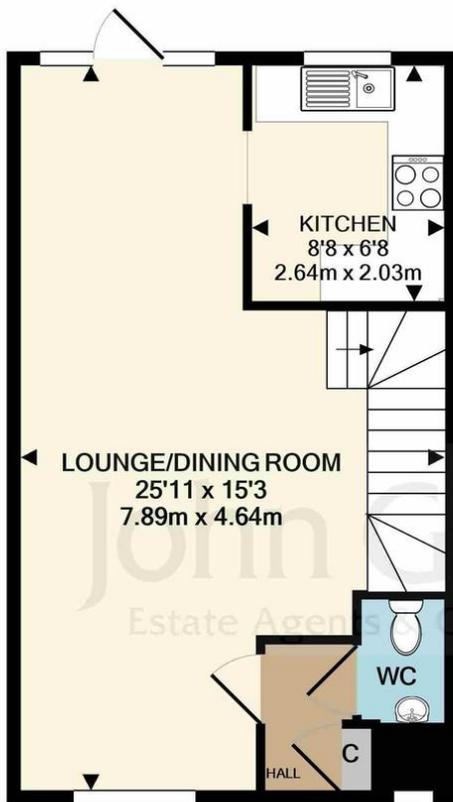
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

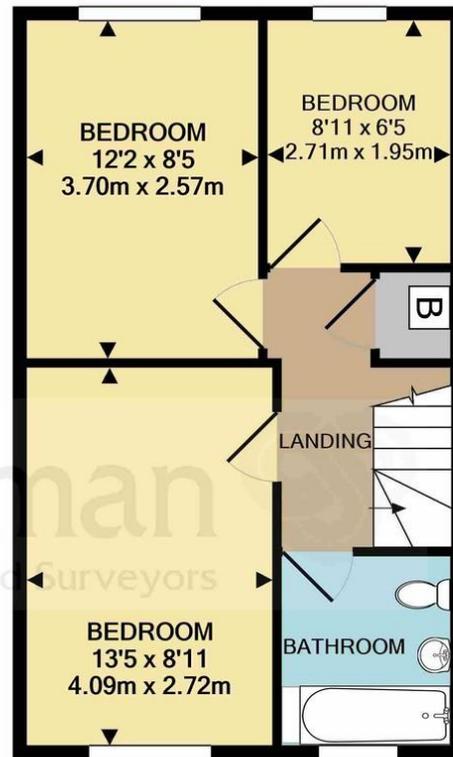
Useful Websites: www.environment-agency.co.uk
www.eaststaffsbc.gov.uk

Our Ref: JGA/23112020

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



GROUND FLOOR



1ST FLOOR





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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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.

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