

# Cheadle Road

Uttoxeter, ST14 7BX

John   
German





# Cheadle Road

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£169,950

Traditional, fore courted, semi-detached property retaining a wealth of character and features, providing deceptively spacious accommodation, located in a popular area within easy reach of local amenities and the town centre.



Viewing of this lovely, traditional home is strongly recommended to appreciate its layout, charm and convenient position. AN ideal first home, step up or down the property ladder or a Buy to Let investment.

Situated within easy walking distance of the Tesco Express mini supermarket and a public house, plus schools, the town centre is also in easy reach where you will find a range of amenities, including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars Doctors', multi-screen cinema and a modern leisure centre. The nearby A50 dual-carriageway links the M1 and M6 motorways, plus the cities of Stoke-on-Trent.

Accommodation A uPVC part-obscured double glazed door leads to the pleasant dining room which has a front-facing window, stairs rising to the first floor, and a focal fireplace with feature surround.

Behind, is the good sized lounge that has two side-facing windows and the same matching laminate flooring as the dining room.

The fitted kitchen has a range of base and eye level units, with work surfaces and an inset sink unit set below a side-facing window, a range stove (available by separate negotiation) with stainless-steel splashback and hood, an integrated fridge/freezer and space for further appliances.

Access can easily be reinstated to lead to the rear staircase, which also benefits from an under stairs storage cupboard, and a doorway leads to the utility space which has fitted work surfaces, washer and dryer (both available by separate negotiation), plus space for appliances, plus a door to the enclosed courtyard.

To the first floor, the landing has two side-facing windows providing ample natural light, and a door leading to the stairs of the first floor. The rear bedroom has a quite unique feature of its own staircase to the ground floor. Completing the accommodation on this floor is the luxury bathroom, fitted with a white, modern four-piece suite with tiled walls and waterfall taps, whilst incorporating both a panelled bath and a separate, corner shower cubicle.

On the second floor, the spacious accommodation is divided into two inter-connecting rooms, ideal as a master bedroom and dressing room, or occasional bedroom. Having exposed beams, plus natural light provided by a skylight and a rear-facing window.

Outside, to the side is a block-paved courtyard providing a pleasant seating and entertaining area, plus access to a useful brick-built store and outside WC. To the front, there is a gravelled forecourt and a brick path extending to the side of the property.

**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.environment-agency.co.uk), <http://www.eaststaffsbc.gov.uk/planning>

**Our Ref:** JGA/23032021

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band C



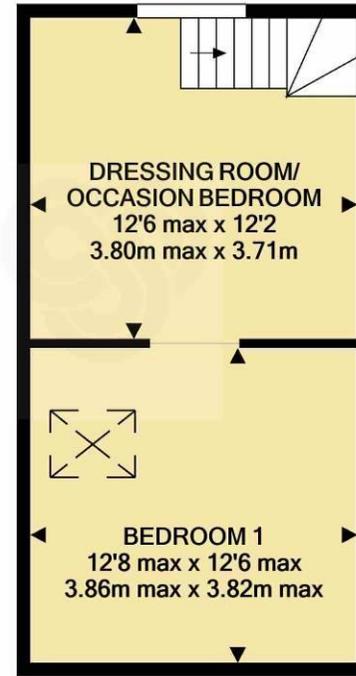




GROUND FLOOR



1ST FLOOR



2ND 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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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 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D		
39-54	E	39   E	
21-38	F		
1-20	G		



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