

Highwood Road

Uttoxeter, ST14 8BG

John 
German





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£269,950

Extremely attractive traditional semi detached home with immaculately maintained accommodation that has been sympathetically renovated, occupying a lovely plot on this well regarded road within close proximity of amenities.

NO UPWARD CHAIN



Comprehensively and sympathetically restored by the current owner, retaining an abundance of character and period features including floors, fireplaces, doors and picture rails that combine with modern insulation and heating.

Set on the well regarded Highwood Road with parking at the rear and an oversized single garage with an extremely useful loft space over. Situated in walking distance to both the local convenience shop found on the Birdland development plus the town centre and its wide 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 train station lies on the line between Derby and Stoke on Trent plus the A50 dual carriageway which links the M1 and M6 motorways plus the aforementioned cities.

Accommodation - A traditional tiled canopy porch with an solid hardwood door leads to the charming entrance hall providing a lovely introduction to the property having an original staircase rising to the first floor plus doors leading to the ground floor accommodation and a quarry tiled floor running throughout.

The delightful lounge has a deep walk in window to the front providing natural light and a focal open fire place with a cast grate, decorative tiled insert plus wooden surround.

At the rear of the property is the fitted dining kitchen that has a range of base and eye level units with fitted work surfaces and inset Belfast style ceramic sink, fitted hob with extractor hood over and oven under plus a focal chimney breast with a cast log burner set on a tiled hearth.

Completing the ground floor space is the useful utility/boot room that has fitted units and a work surface with inset sink unit set below one of the two windows, appliance space and a wall mounted central heating boiler.

To the first floor the pleasant landing has a side facing window and original doors leading to the two good sized bedrooms each able to accommodate a double bed and having exposed floorboards. Finally there is the fitted bathroom that has a white period style suite incorporating a roll top ball and claw bath with mixer tap over, towel rail and period style radiator plus a fitted airing cupboard.

Outside, to the front a blue brick block paved patio with dwarf walls leads to a good sized garden laid to lawn enclosed by established hedges and fencing with borders.

To the rear is a further blue brick block paved patio providing a further seating/entertaining area.

Approached from Leighton Road at the rear of the property, timber double gates lead to a driveway providing parking and to the oversized detached single garage that has a hatch leading to the extremely useful loft room which has two windows and could be used as a home office, play room or games room depending on a buyers needs.

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

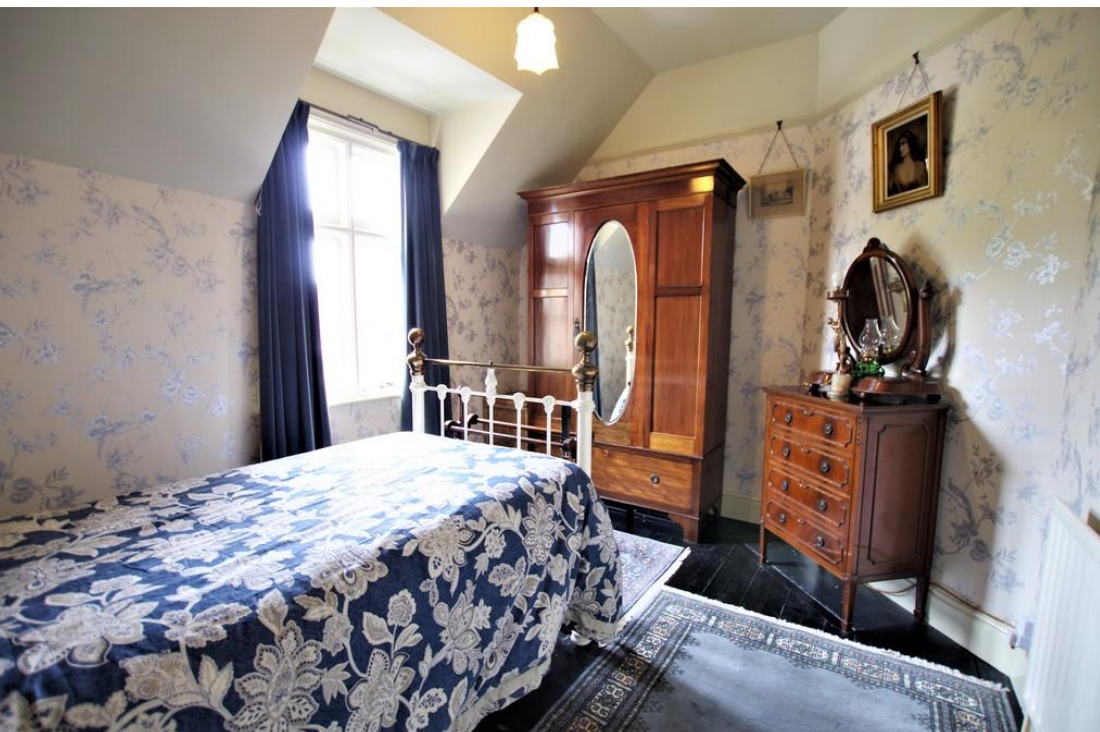
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency www.eaststaffsbc.gov.uk

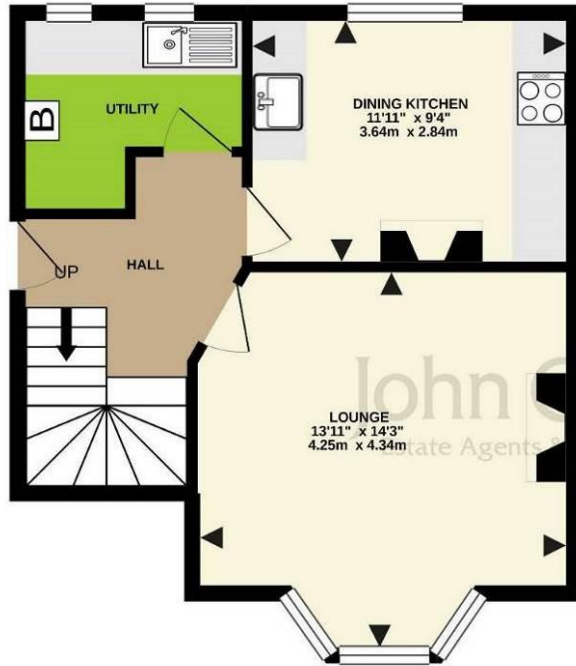
Our Ref: JGA/16062021

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

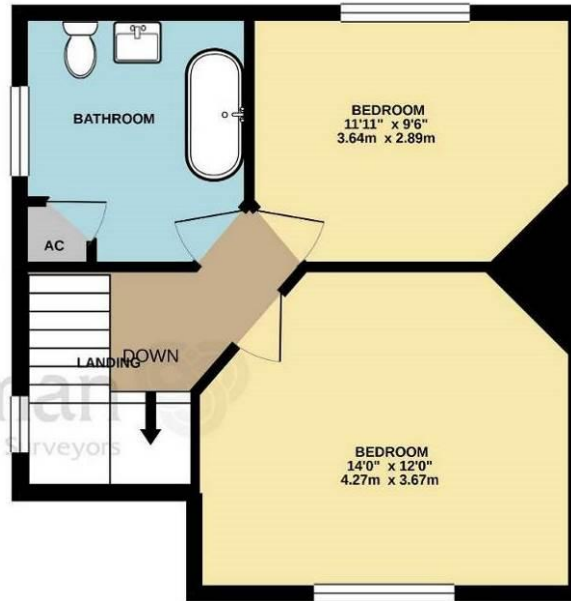




GROUND FLOOR



1ST FLOOR



GARAGE



LOFT



Whilst every attempt has been made to ensure the accuracy of the floorplan 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

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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