

Slade Fields

Uttoxeter, ST14 7AH

John German





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£195,000

REFURBISHED TRADITIONAL END TERRACE HOME
WITH APPROVED PLANNING PERMISSION FOR AN
ADJOINING NEW BUILD PROPERTY.

Situated at the head of a cul de sac, an interesting
opportunity offered for sale with no upwards
chain involved.



An ideal project for any builder with an immediate income available from the rental of the property, consideration of this quite unique opportunity is strongly recommended. Approved Planning Permission for the adjoining new build residence (P/2021/0018) briefly comprises three bedrooms, en suite to master, family bathroom, lounge, dining kitchen and guest's WC.

Situated at the head of a cul-de-sac with off road parking on the edge of the town centre in close proximity to its wider range of amenities and schools. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

A timber entrance door leads to the hall where stairs rise to the first floor and doors lead to the much improved accommodation.

The lounge has a focal fireplace and wide front facing window plus a useful under stairs cupboard. The side hall has a door to the outside and door to the refitted kitchen which provides space for a dining table and a range of base and eye level units with work surfaces and inset sink unit, fitted electric hob with extractor over and oven under plus an integrated fridge and freezer, and two rear facing windows. Completing the ground floor space is the fitted utility room which has storage units and shelving, work surfaces with inset sink unit, space for appliance and a close coupled WC.

To the first floor the landing leads to the three decent sized bedrooms and the impressive refitted family bathroom which has a white three-piece suite incorporating a panelled shower bath with a mixer shower and fitted glazed screen above.

Outside, presently to the rear is a low maintenance patio and a garden to the side laid mainly to lawn. At the front is 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.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk

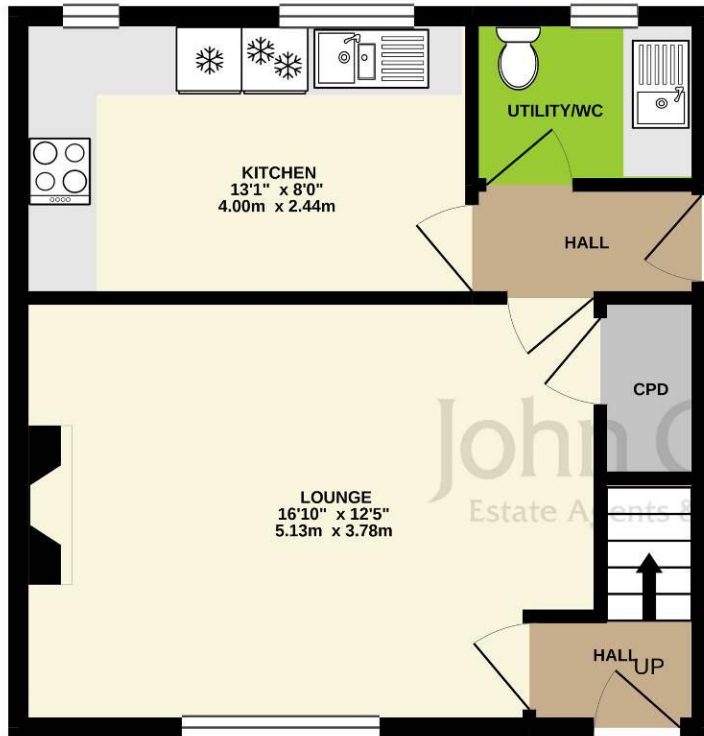
Our Ref: JGA/21102021

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

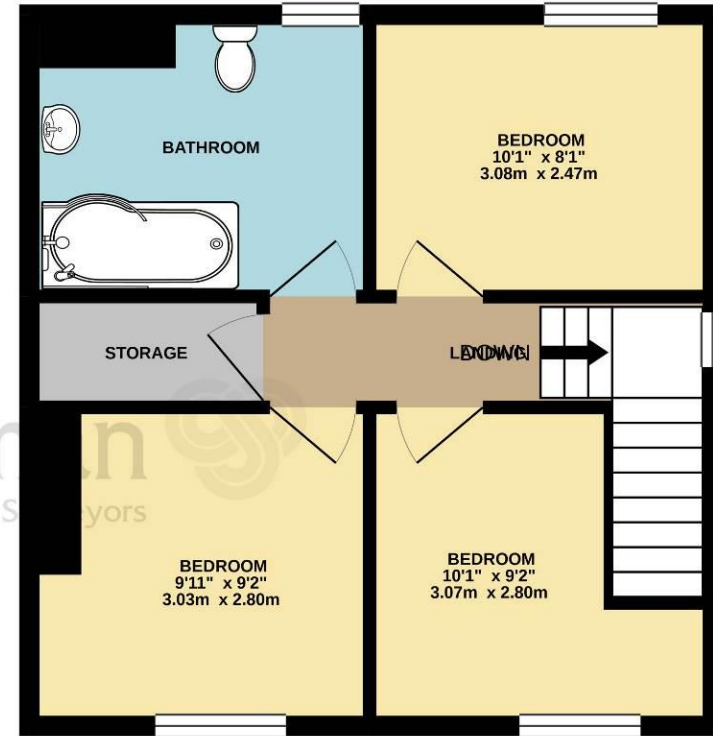




GROUND FLOOR



1ST FLOOR



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 | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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JohnGerman.co.uk Sales and Lettings Agent



NOTES:

- DO NOT SCALE IN COURT. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE. ALL DIMENSIONS ARE BY ARCHITECT.
- THE DRAWINGS TO BE READ IN CONJUNCTION WITH THE ARCHITECT'S / ENGINEER DRAWINGS.
- ALL WORKMANSHIP & MATERIALS ARE TO COMPLY WITH THE SPECIFICATION, BUILDING REGULATIONS, BRITISH STANDARDS AND MANUFACTURERS RECOMMENDATIONS.
- ALL DIMENSIONS AND SETTING OUT ARE TO BE CHECKED ON SITE AND ANY DISCREPANCIES ARE TO BE REPORTED TO THE CONTRACT ADMINISTRATOR IMMEDIATELY.



PROPOSED GROUND FLOOR PLAN
Scale: 1:100



PROPOSED FIRST FLOOR PLAN
Scale: 1:100



PROPOSED ROOF PLAN
Scale: 1:100



PROPOSED STREET VIEW
Scale: 1:100



PROPOSED STREET VIEW
Scale: 1:100



PROPOSED GARDEN VIEW
Scale: 1:100

| <p>SCALE</p> <p>1:500 1:100 1:100</p> <p>DO NOT SCALE THE DRAWING TO COURT. ALL DIMENSIONS ARE BY ARCHITECT. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.</p> | <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Rev.</th> <th>Revision Description</th> <th>On</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> | Rev. | Revision Description | On | Date | | | | | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Client:</td> <td>MR & MRS FRANK</td> </tr> <tr> <td>Drawing Type:</td> <td>AutoCAD</td> </tr> <tr> <td>Title:</td> <td>9a SLADEFIELDS, UTTOXETER, STAFFS, ST14 7AH PROPOSED FLOOR PLANS & ELEVATIONS</td> </tr> <tr> <td>Scale:</td> <td>1:100 @A1 & 1:200 @A3</td> </tr> <tr> <td>Date:</td> <td>DEC 2020</td> </tr> <tr> <td>Drawn by:</td> <td>SPW</td> </tr> </table> | Client: | MR & MRS FRANK | Drawing Type: | AutoCAD | Title: | 9a SLADEFIELDS, UTTOXETER, STAFFS, ST14 7AH PROPOSED FLOOR PLANS & ELEVATIONS | Scale: | 1:100 @A1 & 1:200 @A3 | Date: | DEC 2020 | Drawn by: | SPW | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Subsidiary:</td> <td>PLANNING</td> </tr> <tr> <td>Drawn to:</td> <td>IDS-2020-000</td> </tr> <tr> <td>Drawing No:</td> <td>SLADEFIELDS-IDS-420-DR-A-05-10-015</td> </tr> </table> | Subsidiary: | PLANNING | Drawn to: | IDS-2020-000 | Drawing No: | SLADEFIELDS-IDS-420-DR-A-05-10-015 |
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|  <p>IDS IDEAL SOLUTIONS</p> | | <p>Tel: 01828 68673 E-Mail: enquiries@idealdesigns.co.uk</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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