

# Jubilee Cottages

Birch Cross, Marchington, Uttoxeter, ST14 8NX



This lovely period cottage has all the character and charm you could want with one or two unexpected surprises!!

£270,000



John German



There are two comfortable reception rooms, one with an open fire and one with a log burner, perfect for those winter evenings. The kitchen has been heavily extended and is now very much the heart of the home with plenty of space for family meals. The property even comes with the ideal spot for that afternoon G & T with a fabulous balcony enjoying one of the best views in the area.

Entrance to the property is via the front entrance door which leads into the front sitting room which features a spectacular open fire and beautiful wood floors which extend through to the second reception room ideal for use as a formal dining area or as second sitting area with a cast-iron log burner and stairs leading off to the first floor landing with understairs storage cupboard.

There is a rear entrance lobby with tiled floor hanging space for coats, entrance door opening into the rear garden and a door leading to the ground floor WC.

To the rear of the property is the large dining kitchen with a tiled floor, fitted with a comprehensive range of bespoke base and eye level units with wood worktops and inset Belfast sink. Spaces have been left for a range cooker, dishwasher, washing machine and American style fridge freezer all available by separate negotiation. There are three windows overlooking the garden to the side and French doors open out onto the garden and provide fabulous views over the fields to the rear.

On the first floor are three well-proportioned bedrooms with French doors leading off bedroom two onto a lovely balcony with stunning views to the rear.

The accommodation is completed by the family bathroom which is fitted with a full three-piece suite.

Outside to the front of the property is a double width driveway providing off road parking for up to four vehicles. Steps lead up to a raised front garden which is mainly laid to lawn with picket fencing and gated leading along the side of the property to the rear.

The fully enclosed rear garden enjoys a good degree of privacy and backs directly onto countryside to the rear. A cobbled patio extends along the side of the property where there is space for a garden shed and round to the rear where it joins a freshly seeded lawn and a herbaceous flower bed.

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

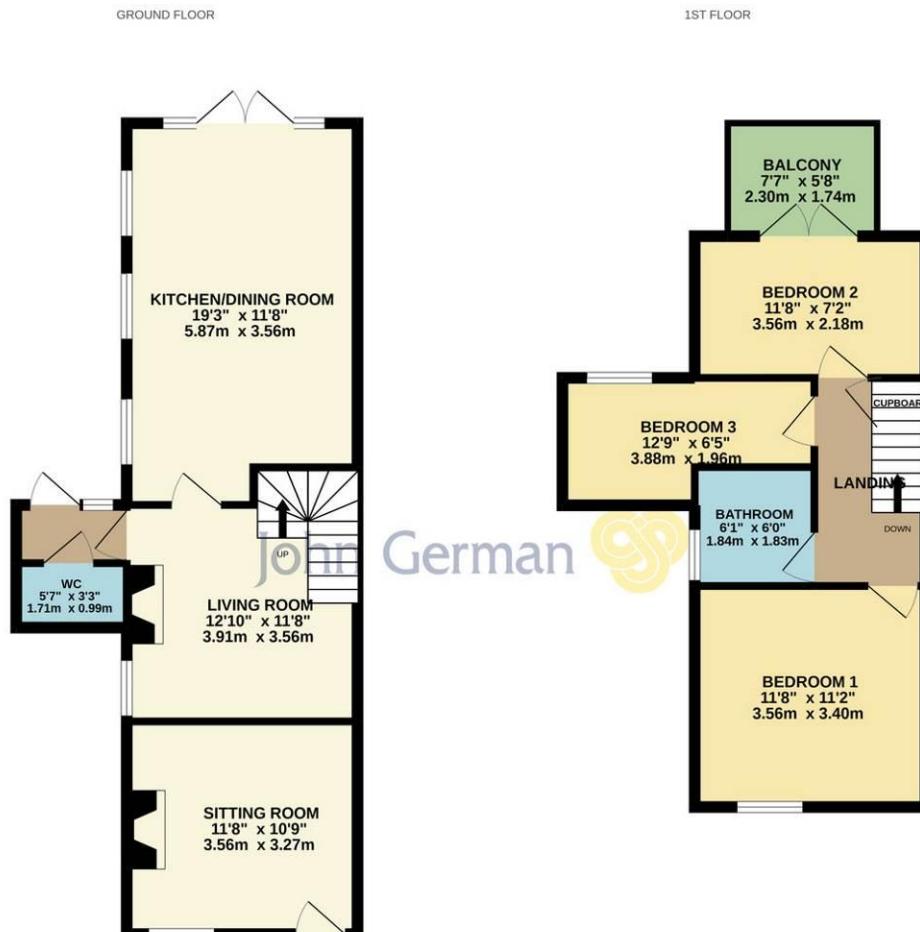
**Services:** Oil central heating. Mains water, drainage, electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.eastsstaffsbc.gov.uk](http://www.eastsstaffsbc.gov.uk)

[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/18022022

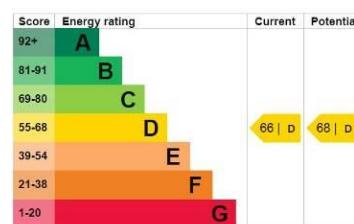
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band TBC







OnTheMarket



rightmove

RICS

naea  
propertymark  
PROTECTED

www.  
the  
londonoffice.co.uk

The Property  
Ombudsman

APPROVED CODE  
TRADINGSTANDARDS.UK

John German  
9a Market Place, Uttoxeter, Staffordshire, ST14 8HY  
01889 567444  
uttoxeter@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent

#### 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.