

# Heath Cross

Uttoxeter, ST14 7LZ



Extremely attractive traditional cottage with comprehensively renovated and refurbished accommodation, providing a 'new home in an old shell', occupying a delightful plot and position in the town centre.

NO UPWARD CHAIN

Offers in excess of £250,000

John German

For sale with no upward chain involved, viewing and consideration of this lovely home is strongly recommended to appreciate the comprehensive amount of work done by the current owner including amongst many other things some impressive uPVC double glazed sash windows to the front and side elevations plus the off road parking. The property is suitable for a variety of buyers whether looking to move up or down the property ladder, or an Air BnB.

Located on a no-through road in the town centre within easy walking distance to its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, schools, the modern leisure centre and the multi-screen cinema. It is also within close proximity to Alton Towers and Peak District National Park.

**Accommodation** - A mosaic tiled shallow step and a uPVC part obscure double glazed entrance door opens to the extremely impressive living/dining room which has feature uPVC double glazed sash windows to two sides providing an abundance of natural light, a quality laminate floor and a lovely wooden staircase with glass balustrades leading to the first floor.

Behind is the refitted kitchen that has a range of base and eye level units with inset sink unit, an integrated dishwasher together with space for a fridge freezer. There are brightly coloured heat proof aluminium upstands and splash back behind the induction hob with a attractive extractor above and built under double oven. A uPVC part obscure double glazed door opens to the side elevation and a sliding door opens to the useful laundry/WC which has plumbing for a washing machine and a close coupled WC, and the newly installed wall mounted combination gas central heating boiler.

To the first floor the landing has oak doors leading to the three newly carpeted bedrooms bedrooms with wall TV sockets installed with the two front facing bedrooms having lovely sash and case windows.

The magnificent refitted family bathroom which has a modern white four piece suite incorporating a two drawer vanity unit, both a standalone bath with a mixer tap and shower attachment over and a separate double shower cubicle.

**Outside** - To the front of the cottage is a good sized south facing garden which is laid to lawn with shrub borders and timber fencing to three sides, plus a brick built shed (in need of repair). There are external power points and a cold water tap.

A gravelled drive with brick edging provides off road parking.

**Note:** The property has suffered historic structural movement. It has since been professionally underpinned and a certificate will be available.

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

**Our Ref:** JGA/13022023

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



Ground Floor



Floor 1

John German

Approximate total area<sup>(1)</sup>

685.56 ft<sup>2</sup>  
63.69 m<sup>2</sup>

Reduced headroom

8.03 ft<sup>2</sup>  
0.75 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D		
39-54	E	51   E	
21-38	F		
1-20	G		



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#### Agents' Notes

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#### 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.

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