

# Highwood Road

Uttoxeter, ST14 8BQ

John   
German









# Highwood Road

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£450,000

Handsome traditional 1930's substantial home with extended family sized accommodation in need of cosmetic improvement, offering a huge amount of potential.

Occupying a delightful plot extending to approx. 0.28 acre on this well regarded road.

NO UPWARD CHAIN



For sale with no upward chain involved, viewing of this delightful home is strongly recommended to appreciate the huge amount of potential enhanced by its delightful garden plot extending to approx. 0.28 acre offering the option to extend the accommodation (subject to obtaining the necessary planning permissions) without compromising the outside space.

Situated on a highly regarded and sought after road in close proximity to the town centre and its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the three tier school system, train station, doctors, modern leisure centre and a multi screen cinema. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

**Accommodation** - A traditional arched storm porch with a uPVC part obscure double glazed entrance door and matching side lights open to the welcoming hall providing an impressive introduction to the home. Stairs rise to the first floor with a useful under stairs cupboard below, access to the garage and doors to the ground floor accommodation.

The well proportioned lounge has dual aspect windows providing an abundance of natural light including a wide walk-in bay to the front. A focal ceramic tiled fireplace houses an open fire.

The spacious separate dining room has a wide window overlooking the large rear garden and also has a focal tiled fireplace with open fire.

The rear facing kitchen has a range of base and eye level units with work surfaces and a sink unit set below the window overlooking the garden, space for a gas cooker and other appliances plus a uPVC part obscure double glazed door to the outside.

To the first floor the landing has access to the loft and doors leading to the four bedrooms, three of which can easily accommodate a double bed and furniture, all enjoying a pleasant outlook. Completing the accommodation is the bathroom which has a two piece suite, and a separate WC.

**Outside** - To the rear a patio and paved seating area provides a lovely entertaining space leading to the good sized long garden that is predominantly laid to lawn ideal for kids to play or for keen gardeners to immerse themselves in. It has well stocked borders, a greenhouse and gated access to the front. There is also access to two useful outhouses (one formerly a toilet).

To the front is a good sized lawned garden with borders. A central driveway leads to parking adjacent to the property and giving access to the garage which has power and a light fitting.

**whats3words:** superhero.inserted.witty

**Please note:** The property is on two land registry titles.

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

**Services:** Mains water (meter located in pavement opposite), 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](http://www.gov.uk/government/organisations/environment-agency)

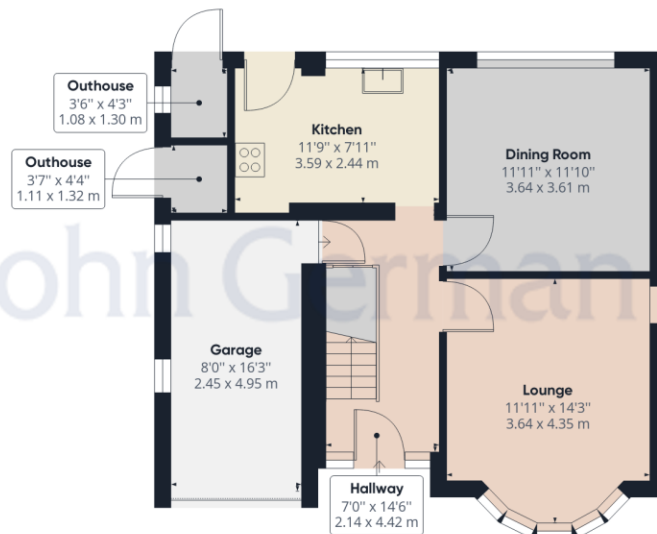
**Our Ref:** JGA/25072023

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







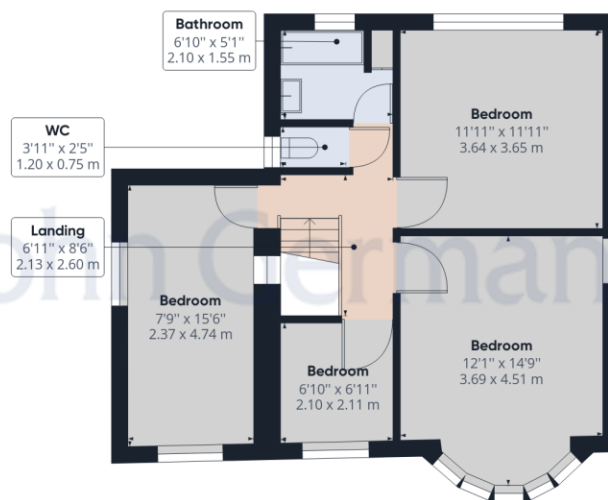


Ground Floor

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

1255.62 ft<sup>2</sup>

116.65 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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

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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		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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