

Brookside Cottage

Church Lane, Marchington, Uttoxeter, ST14 8LJ



Fabulous fully renovated cottage retaining a wealth of original features and character, combined with high specification living, situated in the highly sought after village backing onto fields.

£295,000

John German 

Whether looking to make your first step onto the property ladder or to move up or down the ladder, viewing and consideration of this delightful fully renovated semi detached cottage is essential to appreciate its charm, original features, size and high specification including Cat 6 Ethernet points.

Situated in the well regarded and highly desirable village within walking distance to its range of amenities including the community village shop, first school, active village hall, cricket club and church. The towns of Uttoxeter and Burton upon Trent plus the city of Lichfield are all within easy commutable distance and the nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

A composite part obscured double glazed entrance door opens to the welcoming living room which has triple aspect windows providing a wealth of natural light, a focal central exposed brick chimney breast and fireplace, plus a lovely heavily beamed ceiling and Karndeian flooring. A recess has stairs rising to the first floor.

The fitted dining kitchen also extends to the depth of the cottage, having a lovely beamed ceiling and a range of base and eye level units with timber tops and an inset sink unit set below the window overlooking the rear garden, fitted electric hob with extractor hood over and double oven under, integrated washing machine, space for fridge freezer and Karndeian flooring.

A timber stable door opens to the rear porch which has a composite part double glazed door opening to the patio and garden and an arch to a useful boot/cloaks room.

To the first floor, the lovely landing has exposed wall timbers and a matching balustrade, plus a rear facing window providing light and doors leading to the two double bedrooms, the master having dual aspect windows to the front and rear elevations.

Completing the accommodation is the luxury shower room which has a contemporary white three piece suite incorporating a double shower cubicle with a mixer shower over with complimentary tiled splashbacks and a tiled floor.

Outside, to the rear, a paved patio provides a delightful seating and entertaining area with steps leading to a garden laid to lawn with gravelled borders, backing onto fields.

A driveway situated on the opposite side of the adjoining cottage provides off road parking and bin storage.

What3words: daily.manicured.tracks

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

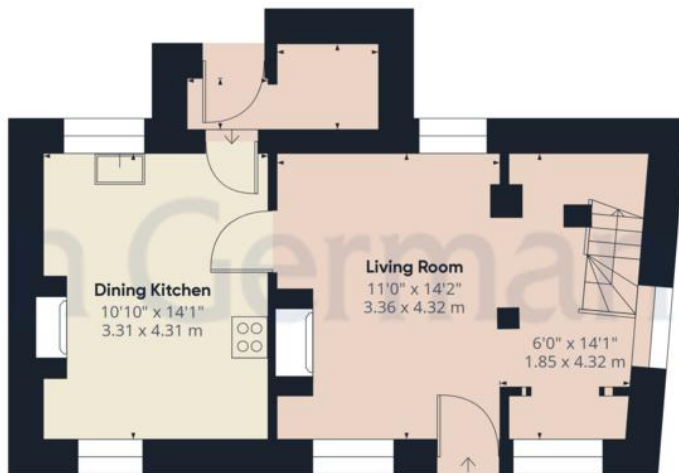
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Flood risk: The property is located in a Flood Risk Zone 3 but has flood defences and the vendor has made us aware it has not flooded during their ownership.

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

Our Ref: JGA/21122023

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



Ground Floor



Floor 1

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Approximate total area[®]
772.68 ft²
71.78 m²

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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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

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.
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.

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 Burton upon Trent | Derby | East Leake | Lichfield
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