

Highwood Road

Uttoxeter, ST14 8BG

John 
German





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£325,000

Attractive traditional detached home with extremely well-maintained accommodation still providing scope for personalisation, occupying a delightful plot and position on this well regarded road.



Whether looking to move up or down the property ladder, viewing of this truly delightful traditional home built in 1931 is essential to appreciate the TLC it has received over the years from the owners, the potential to personalise/or extend (STPP) and its delightful plot. For sale with no upwards chain involved consideration is strongly advised.

Situated on the well-regarded road on the edge of the town centre providing easy access to its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, modern leisure centre and the multi-screen cinema.

Accommodation: A traditional tiled canopy porch with a timber and part obscured glazed entrance door opens to the extremely welcoming and impressive hall, having feature wooden panelling and stairs rising to the first floor, a side facing window providing light and built-in storage including a useful understairs pantry. To the front is the delightful lounge which has dual aspect windows including a wide walk-in bay plus a focal living flame effect fire with a stone surround and display plinths.

The generously sized dining room has a central chimney breast with a coal effect gas fire and feature surround and provides space for both a dining table and soft seating adjacent to the wide frame French doors which overlook the rear garden and provide direct access to the patio.

The fitted kitchen is positioned beside the dining room and provides potential for the wall to be removed to open this into one space. Presently having a range of base and eye level units with work surfaces and inset sink unit set below the side facing bay window, a fitted gas hob and extractor over, built-in double oven and space for further appliances.

A rear porch has dual aspect doors to the outside plus latch doors to the downstairs WC and the useful store where the gas central heating boiler is positioned.

To the first floor the landing has some of the same lovely panelling as the hall plus a side facing window and doors to the three bedrooms, two of which can easily accommodate a double bed, and all having fitted wardrobes.

Completing the accommodation is the fully tiled fitted family bathroom which has a white four-piece suite incorporating a panelled bath with an electric shower and folding glazed screen above, plus a built-in airing cupboard.

Outside: To the rear, a paved patio provides a lovely seating and entertaining area leading to the delightful garden laid mainly to lawn with well stocked borders containing a variety of shrubs and plants, plus a plum slate shale bed and space for a shed and greenhouse.

To the front is a well-stocked raised border and a tarmac driveway that provides off road parking for several vehicles, extending to the side of the home and leading to the detached garage.

What3Words: Lamplight.Reframe.Sending

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

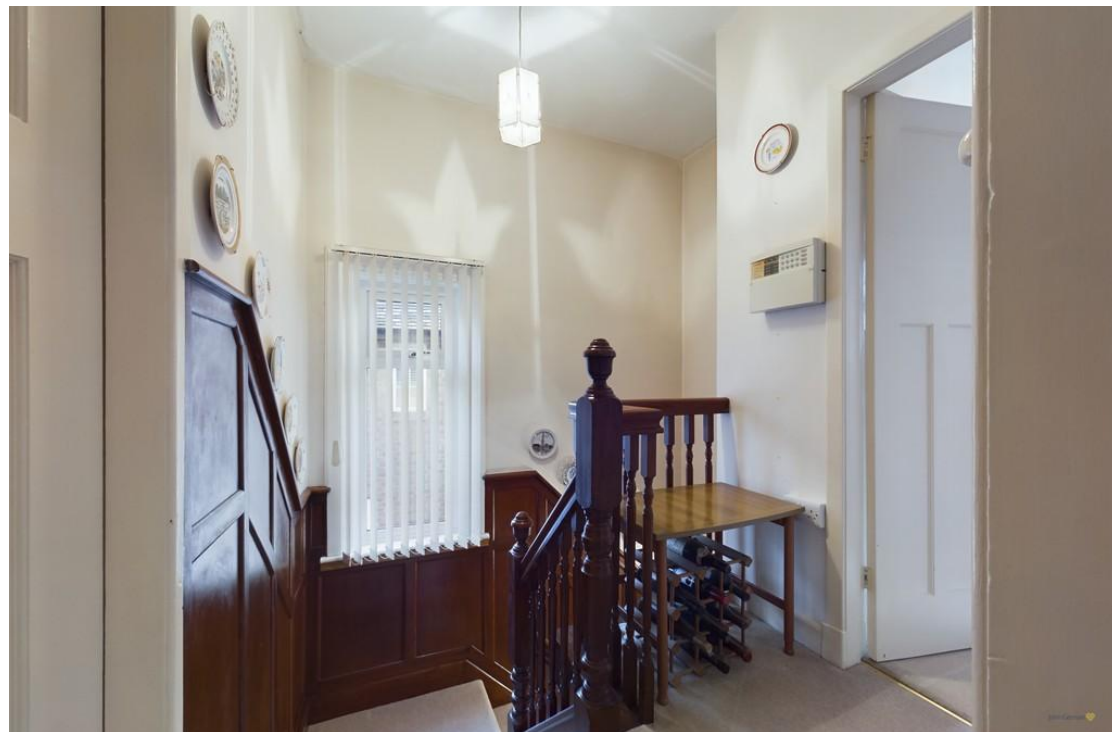
Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

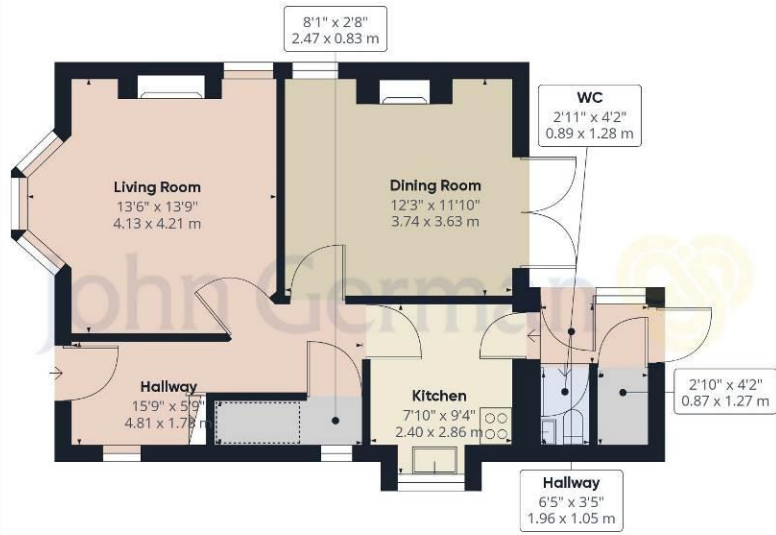
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA15122023

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







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁰

1152.62 ft²
107.08 m²

Reduced headroom

12.34 ft²
1.15 m²

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.

GIRAFFE360



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		77 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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