

Heath Road
Uttoxeter, ST14 7LT

John German





THIS WEEK
MONDAY
TUESDAY
WEDNESDAY
THURSDAY
FRIDAY
SATURDAY
SUNDAY

HOME
DIY
GARDENING
RECIPE BOOKS

TOASTER

WINDOW

Heath Road

Uttoxeter, ST14 7LT

£330,000

A mature family home with excellent extended accommodation in a highly convenient and popular location within close proximity of the town amenities together with a good sized garden and ample parking.



There is a decorative double glazed entrance door leading into the hallway which has tiled flooring, stairs off and useful built in cupboard. Half glazed double doors lead directly into the front facing lounge which has a decorative period style fireplace with surround and bow window to the front.

To the rear of the property is a large dining room having tiled flooring and French doors leading to the garden. Glazed double doors open to the substantial and attractive breakfast kitchen which has a range of cottage style framed base and wall units surmounted by roll edge work surfaces and breakfast bar with an inset electric hob having tiled splashback and extractor in canopy over, built in eye level double oven and grill, inset one and half bowl sink with chrome mixer tap and tiled splashbacks, heated towel rail, tiled flooring and integrated dishwasher.

Off the kitchen is a separate utility room having tiled floor with base unit and worktops, inset stainless steel sink with mixer tap and tiled splashbacks, excellent appliance spaces including plumbing for a washing machine and door giving access to the side. Off the utility is a cloakroom with base and wall units, appliance space under, low level WC, tiled flooring and wall mounted gas boiler for the central heating system. A door gives access to bedroom four or study with tiled floor and windows to side.

To the first floor, there is a landing serving the super refitted bathroom having a large P shaped bath with mixer tap and thermostatic shower over with screen, fully tiled walls and floor, WC, wash hand basin and heated towel rail. The master bedroom is of generous proportion and has a full range of fitted wardrobes and an excellent en suite having tiled shower with thermostatic unit in glazed enclosure, pedestal wash hand basin, WC, tiled walls and floor. There is a further generous double bedroom two and a good sized third bedroom.

The property is set back from the road behind a high brick wall with access to good parking at the front and side, and access to a useful storage area which is the front part of the former garage. Side access leads to a generous well proportioned rear garden having spacious patio areas, extensive lawns and a very useful large timber garden shed.

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

Property construction: Brick

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

Our Ref: JGA/02022024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



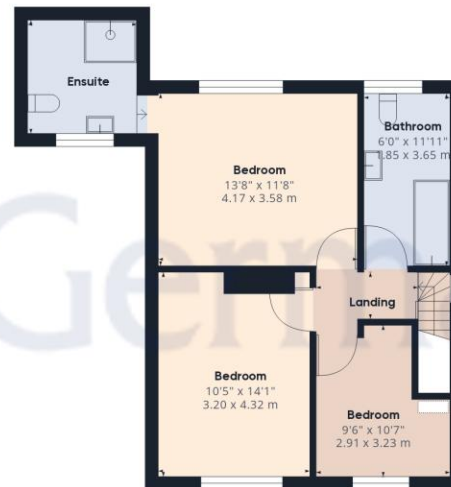




Approximate total area¹⁾

1441.78 ft²

133.95 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



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		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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