

# Stramshall Road

Spath, Uttoxeter, ST14 5AF

John   
German









# Stramshall Road

Spath, Uttoxeter, ST14 5AF

£335,000

Well maintained detached home providing scope for cosmetic updating, benefitting from a two storey side extension occupying a pleasant plot and position backing onto fields.





For sale with no upwards chain involved, viewing and consideration of this lovely detached home is highly recommended whether you are looking to move up or down the property ladder, to appreciate its potential to personalise and make it your own, its position, and lovely rear garden which backs onto fields. The two storey extension to the side provides an additional versatile reception room to the ground floor, plus a dressing room and en suite shower room to the master bedroom on the first floor.

Occupying a slightly elevated position between the village of Stramshall and town of Uttoxeter within easy reach of its wide range of amenities. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation: A storm porch with an obscured glazed entrance door and side panel opens to the welcoming hall where stairs rise to the first floor, and doors lead to the extended ground floor living accommodation.

The well proportioned L-shaped living room extends to the full depth of the home, having a focal open fire with a feature surround and enjoying an abundance of natural light provided by the wide walk-in front facing bay window, and a further window overlooking the rear garden. A door leads to the additional reception room having a front facing window and is presently used as a dining room, but alternatively making an ideal study, family room or even a ground floor bedroom.

The fitted kitchen has a range of a base and eye level units with fitted worktops and an inset sink unit set below the window, a fitted electric hob and a built in double oven plus plumbing for both a dishwasher and washing machine and further appliances.

Completing the ground floor space is the uPVC double glazed conservatory having French doors opening to the pleasant garden and a door leading to the attached garage, where the downstairs WC is located.

To the first floor the landing has a side facing window providing natural light and doors leading to the three good sized bedrooms, all enjoying a pleasant outlook especially to the rear, and the family bathroom has a three piece suite with complementary tiled splashbacks. The master bedroom has the benefit of a separate dressing room that leads to the en suite shower room, which has a white suite incorporating a corner shower cubicle.

Outside: To the rear, a paved patio provides a pleasant seating and entertaining area which enjoys a degree of privacy, leading to the garden which is laid mainly to lawn with well stocked borders containing a variety of shrubs and plants, enclosed to three sides and backing onto fields.

To the front is a well stocked fore garden containing a large variety of plants and established shrubs.

Shared vehicular access leads to the wide block paved driveway providing off road parking for several vehicles and access to the attached garage which has an up and over door, power and light.

What3Words: dynamics.dots.snowy

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

**Property construction:** Standard **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

**Sewerage:** Mains **Heating:** Oil fired central heating

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

**Broadband type:** TBC

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 E

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

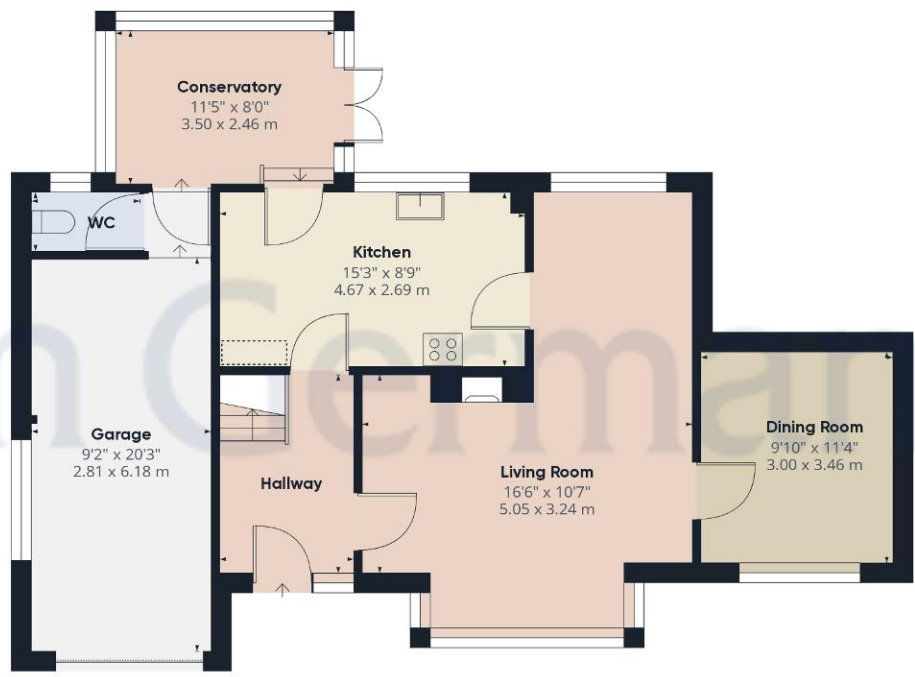
**Our Ref:** JGA25062024



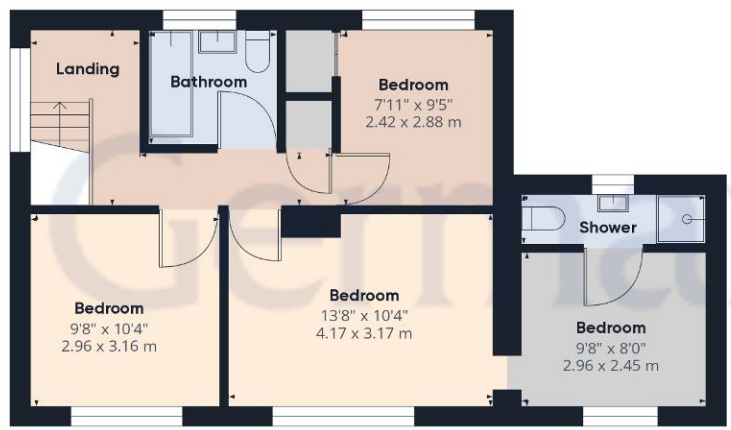








Ground Floor



Floor 1

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

1479.26 ft<sup>2</sup>

137.43 m<sup>2</sup>

**Reduced headroom**

4.68 ft<sup>2</sup>

0.43 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.

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.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	55 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

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent





