

Highwood Road

Uttoxeter, ST14 8BG

John 
German





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£325,000

Attractive traditional detached home offering a huge amount of potential to enhance and modernise, situated on the highly regarded road within close proximity to the town centre and amenities.

For sale with no upward chain involved, viewing and consideration of this traditional detached home is highly recommended to appreciate its retained features and character, and scope to update, personalise and possibly extended (subject to obtaining the necessary planning permissions). Occupying an established enclosed plot enjoying a westerly facing rear garden, also providing parking for several vehicles leading to the attached garage. Situated on the well regarded and sought-after road providing easy access to the town centre and its wide range of amenities which include several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, doctors, the three tier school system, train station, multi-screen cinema and the modern leisure centre.

A uPVC part obscured double glazed entrance door leads to the welcoming hallway immersed in original features including the Minton tiled floor and staircase rising to the first floor having a useful understairs cupboard with a window, plus solid timber doors to the downstairs accommodation and the downstairs fitted WC. To the front is the well-proportioned lounge having a wide walk-in bay window providing natural light and a focal chimney breast with a coal effect gas fire and feature surround. The separate dining room has a lovely original parquet floor, a focal fireplace and uPVC double glazed French doors and lights providing an abundance of natural light and direct access to the patio and garden. The fitted kitchen is also positioned to the rear of the home having a range of base and eye level units with fitted work surfaces and an inset sink unit set below the window overlooking the garden, space for an electric cooker with an extractor over, integrated dishwasher and additional appliance space. A side hall has a tiled floor and a useful built in understairs cupboard/coal house, uPVC part obscured double glazed doors opening to both the front and rear elevations and a further door giving direct access to the garage.

To the first floor, the pleasant landing has the original staircase and a side facing window providing natural light. Solid timber doors lead to the three good sized bedrooms, two of which can easily accommodate a double bed. The front facing master has fitted wardrobes with mirrored sliding doors either side of the chimney breast and the second bedroom also benefits from a built-in wardrobe. Completing the accommodation is the fitted family bathroom which has fully tiled walls and a three-piece suite.

Outside to the rear, a paved patio provides a private seating and entertaining area, leading to the good-sized westerly facing garden which is laid to lawn with well stocked borders containing a large variety of shrubs and plants, and a central gravelled path leading to steps to a further gravelled area with well stocked borders. All providing scope to landscape and make it your own. To the front is a garden laid to lawn in need of some attention, enclosed to three sides. A tarmac driveway and turning point provides off road parking for several vehicles leading to the attached garage that has an up and over door, power and light, rear facing window and a personal door into the home.

What3words: clarifies.truth.ditched

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** Drive & garage.

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Mains.

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

Broadband and type: 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

Our Ref: JGA/16092024



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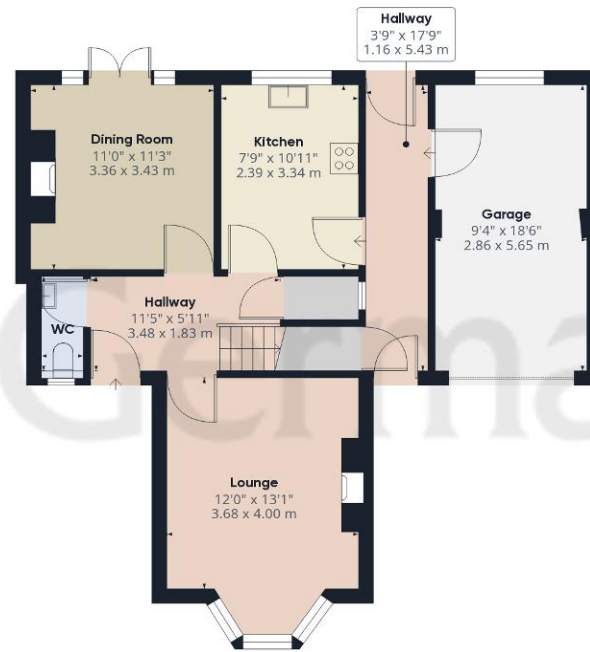
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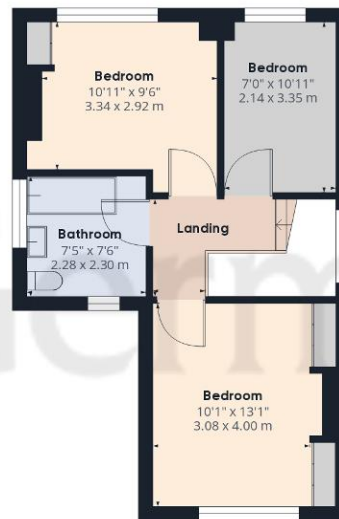


Ground Floor

Approximate total area⁽¹⁾

1169.61 ft²

108.66 m²



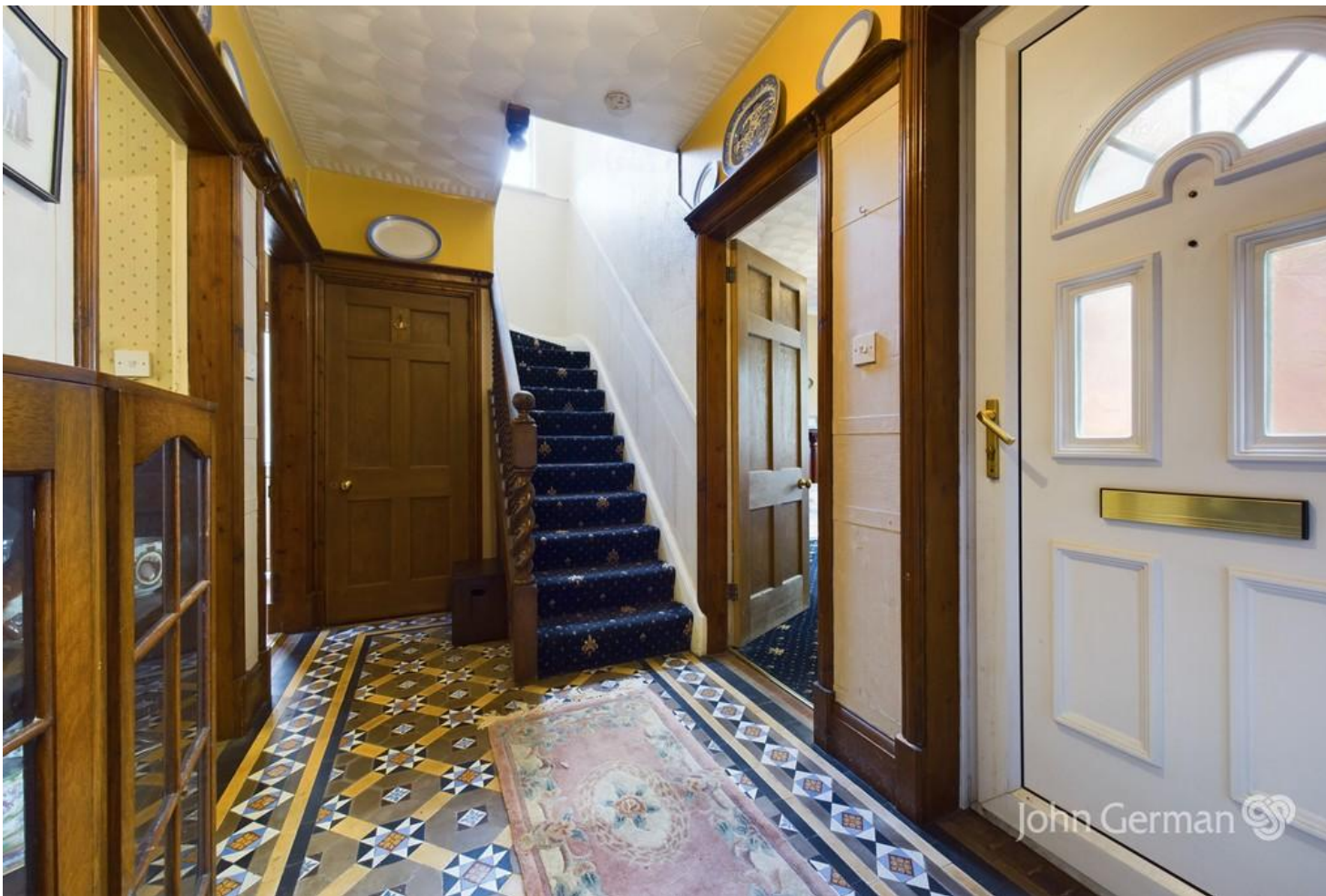
Floor 1

(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.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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