

# Stone Road

Bramshall, Uttoxeter, ST14 5BG



Attractive traditional forecourted semi-detached home, with well maintained and deceptively spacious accommodation, providing scope for personalisation, situated in the extremely popular village.

£185,000



John German 

For sale with no upwards chain involved, viewing of this delightful traditional home is highly recommended, whether looking to make your first step onto the property ladder or to downsize. Consideration is also advised to appreciate its room dimensions, character and its good sized enclosed rear garden.

Situated in the highly popular and well regarded village, within easy walking distance to its amenities including the active village hall, church and local butchers with its shop. Uttoxeter and its wide range of amenities are only a short drive or brisk walk away. Additionally, there are several walks through the surrounding countryside.

Accommodation: A tiled storm porch with a timber entrance door opens to the hall, where stairs rise to the first floor and an original door leads to the ground floor accommodation.

The living room has a uPVC double glazed window to the front, and a part obscured single glazed door leading to the well-proportioned dining/sitting room which extends to the full width of the home, having a useful understairs cupboard and a focal coal effect gas fire (not currently in use) with a feature surround.

The fitted kitchen has a range of base and eye level units with timber worktops and an inset Belfast style sink set under the window, a fitted electric hob with an extractor over and built-in electric oven. The quarry tiled floor runs into the traditional pantry which provides space for appliances, having fitted shelving to one side and a rear facing window.

The brick base and glazed rear porch has plumbing for a washing machine and a door leading to the outside, plus a door to the downstairs WC.

To the first floor the small landing has original doors leading to the two double bedrooms, both having built-in wardrobes. The master towards the rear of the home also has a built-in airing cupboard and an original door leading to the dressing room which has fitted shelving and a further door to the bathroom, which has a three piece suite incorporating a panelled bath with an electric

shower over and tiled splashbacks.

Outside: To the rear there is a real surprise. A good sized enclosed garden laid predominantly to lawn with well stocked shaped beds and borders containing a large variety of shrubs and plants, a greenhouse and shed plus a brick built outhouse at the top of the garden.

To the front there is a forecourt with a brick wall to the roadside.

Agents note: The neighbouring property has pedestrian right of way to their back door

What3Words: emulating.legal.postcard

**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:** On road

**Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains

**Heating:** Mains gas (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 C

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

**Our Ref:** JGA30092024

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 61 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

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