

Cheadle Road

Uttoxeter, ST14 7BS

John 
German





Cheadle Road

Uttoxeter, ST14 7BS

£220,000

Well presented and immaculately maintained modern three storey townhouse with parking and a garage, suitable for a variety of potential buyers, situated on the edge of the town centre.

Whether looking to make your first step onto the property ladder, a home move or for a buy to let investment, internal inspection and consideration of this lovely home is strongly recommended to appreciate its room dimensions and layout, condition and its convenient location.

Situated on the edge of the town centre within walking distance to its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, open spaces, the well regarded three tier school system, modern leisure centre and the multi screen cinema. 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 a part obscure double glazed entrance door opens to the welcoming hall which provides a lovely introduction to the home with stairs rising to the first floor. Doors lead to the ground floor accommodation and the fitted guest's cloakroom/WC.

To the rear of the home is the generously sized lounge/dining room having a useful understairs cupboard and wide French doors opening to the patio and garden.

The fitted kitchen has a range of base and eye level units with worksurfaces, an inset sink set below the front facing window, a fitted gas hob with a stainless steel extractor hood over and electric oven under, plumbing for a washing machine and space for a fridge freezer.

To the first floor the landing has stairs rising to the second floor and doors leading to two good sized bedrooms, each extending to the full width of the home and able to accommodate a double bed. The fitted family bathroom has a white suite incorporating a panelled bath with a mixer shower over and complementary tiled splash backs plus a built in airing cupboard housing the pressurised hot water cylinder.

To the second floor the landing has a door opening to the impressive master bedroom that extends to the full depth of the home with dual aspect windows providing an abundance of natural light, built in storage in the eaves and access to the loft space. A door leads to the en suite shower room which has a white suite incorporating a shower cubicle with a mixer shower over and complementary tiled splashbacks plus a double glazed skylight providing natural light.

Outside - To the rear, a timber deck is accessed via French doors from the lounge providing a lovely seating and entertaining area with a dwarf wall and steps to the garden which is mainly laid to lawn having well stocked borders containing a variety of shrubs and plants. Steps lead to a delightful timber pergola and gated access at the rear. To the front is a well stocked foregarden. To the side of the terrace is a driveway providing parking and the garage which has an up and over door.

what3words: craftsman.umbrellas.professed

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:** Gas

(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/>

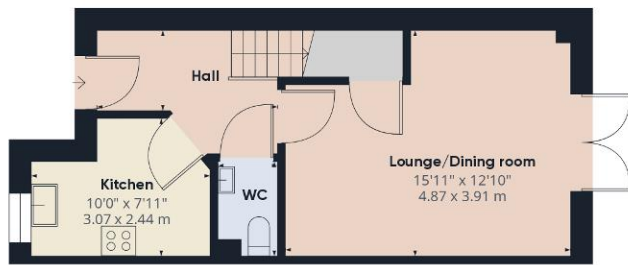
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

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

Our Ref: JGA/29082024







Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1066.27 ft²

99.06 m²

Reduced headroom

9.9 ft²

0.92 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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.

GIRAFFE360



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.

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		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

John German



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



