

Stafford Road

Uttoxeter, ST14 8TG

John 
German





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£285,000

Generously proportioned detached home set in a popular location on the outskirts of Uttoxeter. Having undergone a number of improvements over recent years. Lovely S/SE facing garden and further potential to extend and update.

Easy access to the town centre and its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, doctors' surgeries, train station, three tier school system, modern leisure centre, multi-screen cinema and racecourse.

Entrance to the property is via an entrance hall with stairs rising to the first floor, doors off to the ground floor living spaces and the guest cloaks/WC which has been refitted with a modern low flush WC and a pedestal wash basin, window to the front.

The living room is a generous "L" shaped space with a square bay window overlooking the front elevation, coved ceiling and a feature Adam Style fireplace with marble back and hearth and an electric fire.

An archway leads through from the lounge into the dining room with coved ceiling and French doors leading into the conservatory.

The brick-built conservatory was added in prior to the new windows with uPVC double glazed windows and a polycarbonate roof, power connected, ceiling fan light and French doors opening out onto the rear patio.

The kitchen has been refitted with a range of modern high gloss units in light grey with accent lighting, wine rack, roll edge worksurfaces, tiled splashbacks, one and a half bowl sink unit with mixer tap, wall mounted glazed display cabinet with plate rack painted to match the units, space for fridge freezer, washing machine and dishwasher (both included in the sale), built in understairs storage cupboard, window to the rear and glazed entrance door to the side.

On the first floor stairs lead to a central landing with a window to the side and access to the roof space.

There are two double bedrooms both with fitted furniture and the master also features a bay window and an en-suite shower room which has a refitted shower and low flush WC, original pedestal wash basin and window to the side. Bedroom three is a good single room with a built-in wardrobe set over the stair header.

The family bathroom comprises low flush WC, pedestal wash basin, a panelled bath with electric shower over and window to the rear.

Outside the property is set back from the road up private shared driveway accessed off Blounts Drive where the property is the last property screened from the main road by a well maintained hedge and some very attractive trees. The front garden is planted with a range of herbaceous shrubs and specimen trees as well as being partly laid to lawn with potential to create additional parking if required, whilst there is driveway parking for at least two vehicles as well as access to the attached garage.

To the rear is a fully enclosed rear garden and mainly laid to lawn with a range of paved seating areas, a combination of fencing and hedging with specimen trees provide the garden with a good degree of privacy.

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: 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 D

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

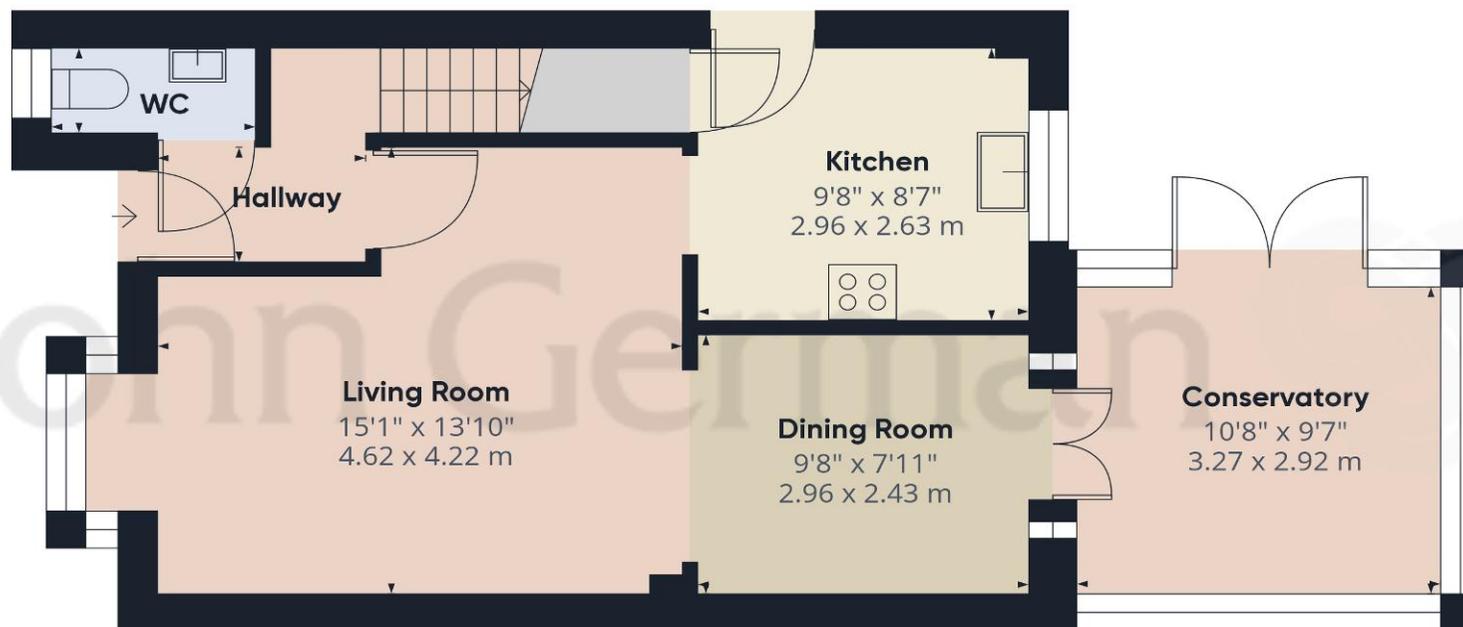
www.eaststaffsbc.gov.uk

Our Ref: JGA/30102024

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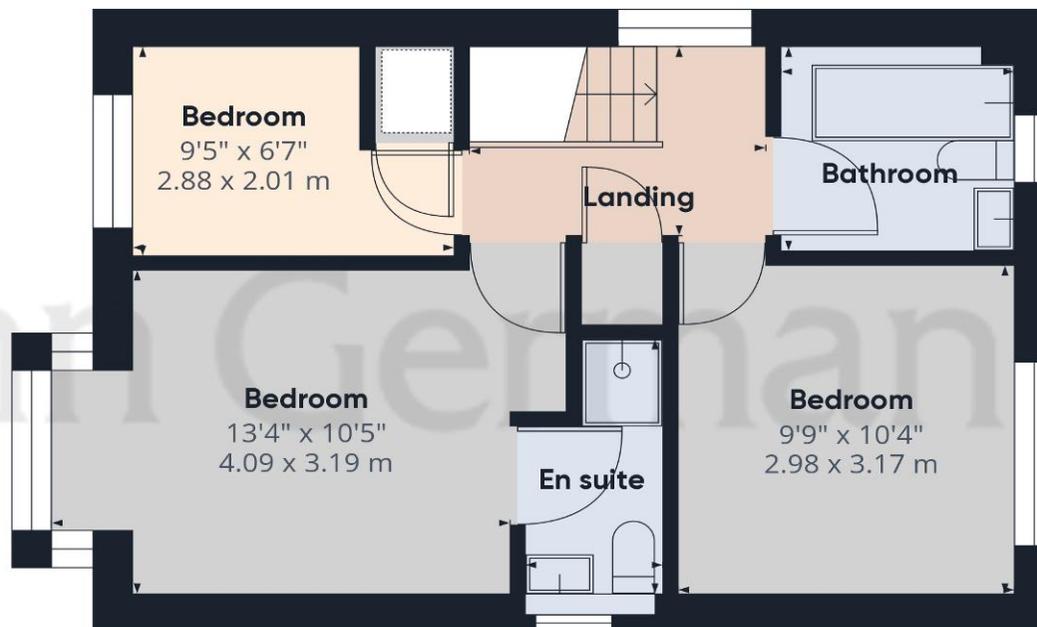


Ground Floor

Approximate total area⁽¹⁾

958.17 ft²

89.02 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

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 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.

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



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