

Broomyclose Lane
Stramshall, Uttoxeter, ST14 5AN

John German





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£245,000

Extremely attractive traditional forecourted semi detached cottage with vastly improved, extended and well appointed accommodation set over three floors, situated in a popular village.

Suitable for a variety of potential buyers including first time home owners or those looking to move either up or down the ladder, internal inspection of this extremely surprising home is absolutely essential to appreciate its layout set over three floors, specification and condition, and the amount of work plus time invested into the cottage by the current owners. Situated in this popular village within walking distance to the active village hall, playing field and church while numerous walks through surrounding countryside are also on the doorstep. The town of Uttoxeter with its wide range of amenities is only a short drive away as is the A50 dual carriageway and the world headquarters of JCB.

Accommodation - A replacement composite and part obscure double glazed entrance door with a side light opens to the welcoming hall providing a lovely introduction to the home with a rear facing window providing additional natural light, feature tiled floor, stairs rising to the first floor with a useful understairs cupboard, a contemporary vertical radiator and doors opening to the ground floor accommodation.

The dining kitchen has a range of base and eye level units with fitted work surfaces and an inset sink unit set below the window overlooking the garden, a fitted electric hob with an extractor hood over and oven under, plumbing for a washing machine and an integrated fridge freezer, the same lovely tiled floor as the hall and a uPVC part double glazed door giving direct access to the patio and garden.

The comfortably sized front facing lounge has a focal chimney breast with an open fire having a feature cast grate and surround plus an attractive wooden floor.

On the opposite side of the hall is the guest's WC which has a modern two piece suite also housing the freestanding oil fired central heating boiler and providing storage.

Finally there is the superior fitted family bathroom having a white modern suite incorporating a P shaped panelled bath with an electric shower and fitted glazed screen above, feature tiled splash backs and dual aspect windows.

To the first floor the landing has doors leading to two good sized bedrooms, the front facing master extending to the full width of the main cottage with double wardrobes built either side of the chimney breast. A further door opens to the staircase rising to the additional double bedroom on the second floor which has double glazed skylights to both the front and rear elevations providing an abundance of natural light with built in storage in the eaves plus a further recess in the eaves.

Outside - To the rear is a natural stone paved patio provides a delightful seating and entertaining area with a gravelled bed and leading to the garden laid to lawn with shrub borders, access to the useful brick built outhouse and gated access to the front.

To the front is a quarry tiled forecourt with a brick built bin and general store plus a block paved driveway providing off road parking.

what3 words: crispier.converter.releases

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: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Oil

(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 B

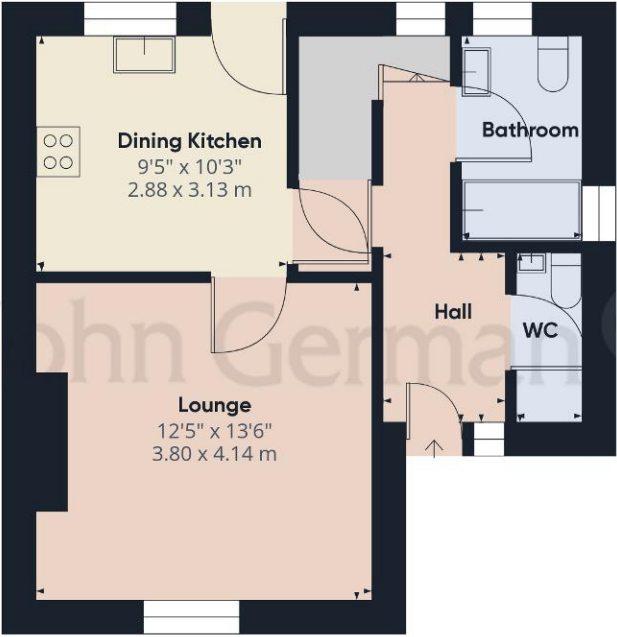
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/11112024

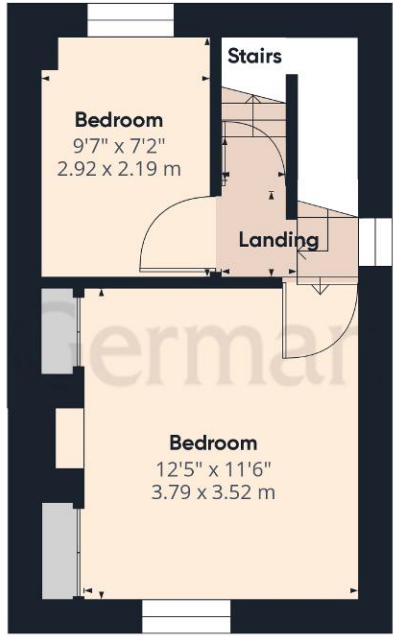
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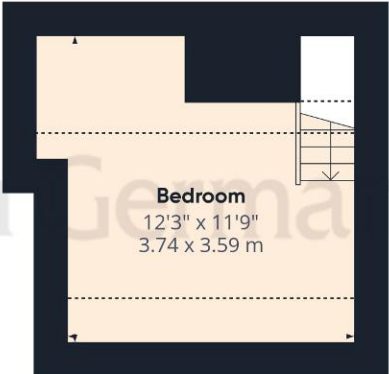




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
800.73 ft²
74.39 m²

Reduced headroom
47.51 ft²
4.41 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



Agents' Notes

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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		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



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