

# Highwood Road

Uttoxeter, ST14 8BG

John   
German









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£367,500

Extremely attractive and distinctive traditional semidetached home with extended ground floor accommodation, occupying a delightful plot on the well-regarded and popular road.



Retaining a wealth of character and immense charm, internal inspection of this wonderful traditional semi-detached home is essential to appreciate its retained original features and extended ground floor accommodation, plus its delightful established plot providing scope for the property to be extended (subject to obtaining the necessary planning permission). Situated on the highly regarded and sought-after road providing easy access to the town centre and its wide range of amenities including several super markets and independent shops, public houses and restaurants, coffee houses and bars, schools, train station, modern leisure centre and the multiscreen cinema. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

An enclosed porch with a timber entrance door and leaded stained glazed side panels opens to the welcoming hall. Providing a lovely introduction to the home and a feel of the character on offer, with an original staircase rising to the first floor, and a stained window to the side providing additional light, plus doors to the extended ground floor accommodation. To the front is the comfortably sized sitting room having a wide walk-in bay window allowing the morning sun to flood in, with a focal living flame effect fire and feature surround. The extended living/dining room has a focal fireplace surround and wide patio doors opening to the delightful rear garden, plus a front facing window providing additional light. The extended kitchen has a range of base and eye level units with work surfaces and an inset sink unit set below the window overlooking the garden, a fitted electric hob with an extractor over, built in double electric oven, plumbing for a dishwasher and a traditional understairs pantry. A lobby has doors leading to the downstairs WC and the versatile side passage which opens to a delightful garden room at the rear with patio doors opening to the garden, plus a laundry area and a door to the front elevation. A further door provides access to the adjoining garage.

To the first floor, the pleasant landing has a side facing window providing natural light, a built-in storage cupboard and a loft hatch. Doors lead to the three bedrooms, two of which can easily accommodate a double bed. Completing the accommodation is the hugely impressive dual aspect refitted family bathroom which has a modern white suite incorporating a panelled bath with a mixer shower over, tiled splashbacks and matching half tiled walls.

Outside, to the rear, a paved patio provides a delightful seating and entertaining area which enjoys a good degree of privacy, leading to the good sized westerly facing lawn which has well stocked borders containing a large variety of shrubs and plants, space for a garden shed, and an arch leading to a further paved seating area with gravelled beds and borders, which again contain a large variety of shrubs and plants. To the front is a garden laid to lawn with well stocked borders. A driveway which broadens towards the property, provides off road parking, leading to the good-sized attached garage which has double doors, power and light, plus the direct access to the property.

**What3words:** [///internet.valued.lakeside](https://www.what3words.com/?q=///internet.valued.lakeside)

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

**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](https://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/12062025



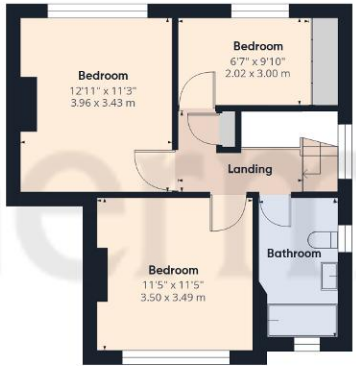








Ground Floor



Approximate total area<sup>(1)</sup>

1480 ft<sup>2</sup>  
137.7 m<sup>2</sup>

Reduced headroom

10 ft<sup>2</sup>  
1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



### 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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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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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Burton upon Trent | Derby | East Leake | Lichfield  
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