



John German



Traditional semi-detached home in need of a comprehensive cosmetic improvement programme, situated on the edge of the highly regarded village enjoying fabulous far reaching views to the front.

£235,000



John German

Providing a huge amount of potential for anyone looking for 'a bit of a project' to personalise, remodel or even extend if desired (subject to obtaining the necessary planning permission). Already having an oil fired central heating system and uPVC double glazing, the home is for sale with the benefit of having no upwards chain.

Positioned on the edge of the highly respected and sought-after village enjoying some magnificent views, especially from the first floor, over the surrounding countryside and the Weaver Hills. Situated within walking distance to the amenities including All Saints first school, The Tavern public house and restaurant, the award-winning Denstone Farm Shop, active village hall, tennis courts and bowling green and the village church. Several walks through the surrounding countryside are also on the doorstep, and the world head quarters of JCB is also within walking distance. The towns of Uttoxeter and Ashbourne are within easy commutable distance, as is the A50/road networks.

An enclosed porch leads to the hallway where there is a side facing window providing additional natural light, stairs rising to the first floor and doors open to the ground floor accommodation plus the downstairs WC.

The open plan lounge/dining room extends to the full depth of the home and has a focal open fire and surround, with the front facing window enjoying a lovely open outlook. The kitchen is positioned to the rear of the home, with a range of units and worktops, a stainless steel sink unit set below the window overlooking the garden, plumbing for a washing machine, additional appliance space and a freestanding oil fired central heating boiler, plus a uPVC part double glazed door to the side.

This ground floor space provides potential to remodel the rear of the home to provide an open plan living dining kitchen, and a separate lounge at the front (subject to obtaining building regulations/consents).

To the first floor, the landing has a side facing window and doors leading to the three good size bedrooms, two of which can easily accommodate a double bed and have built-in wardrobes. The rooms to the front enjoy a magnificent view over the surrounding countryside and towards the Weaver Hills. Finally, there is the bathroom which has a side facing window.

Outside, to the rear, there is an enclosed southerly facing, low maintenance garden which is mainly paved. To the front, the garden is both paved with beds and a lawn, enjoying an open outlook. A tarmac driveway provides off road parking, extending to the side of the property and further to the detached garage, in need of some work.

What3words: //couch.hillsides.position

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: Oil

(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 B

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

Our Ref: JGA/09022026

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 AML ID 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.







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.

AWAITING EPC MEDIA

OnTheMarket

rightmove

RICS

arla
Propertymark
PROTECTED

naea
Propertymark
PROTECTED

The Property
Ombudsman

tsi
APPROVED CODE
TRADINGSTANDARDS.UK

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