Extremely handsome Victorian semi-detached residence providing beautiful family accommodation set over three floors, retaining a wealth of character and features occupying a good-sized plot with ample parking. No upward chain.

Heath Road
Uttoxeter, Staffordshire, ST14 7LT
£350,000
Beautifully, sympathetically and lovingly renovated and enhanced by the current owners, viewing of this stunning home is strongly recommended to appreciate its size, quality, plot and convenient location. The property also benefits from having no upward chain. Thoughtfully combining modern high specification living with original features including high ceilings, tall skirting boards, a Minton tiled floor in the hall, original staircase and some sash windows, all set in a good-sized established plot with ample off-road parking. Uttoxeter town centre and its wide range of amenities is within easy reach.

A lovely storm porch with original features leads to a timber and part glazed door opens into the impressive entrance hall, where an original staircase rises to the first floor and a beautiful Minton tiled floor leads you to the ground floor accommodation and stairs leading down to the cellar.

The large open plan reception room has wonderful original features including picture rails, covings and two focal fireplaces, both with marble hearths and one of which has a cast log burner. Natural light pours into the room from two wide deep bay windows, the one on the side elevation has a fitted window seat with built in bookshelves; an ideal place to sit and enjoy a book in front of the log burner.

To the rear of the property is a spacious living dining kitchen which has a range of base and eye level units with a matching island, timber work surfaces with an inset sink unit, gas hob with extractor over and oven under, plus integrated appliances including a dishwasher, tall fridge and separate freezer. Part glazed French doors open out to the lovely side porch that has a feature contrast floor and skylights. A door leads to the utility room with fitted units and work surfaces, sink unit, space for appliances, a part glazed door leading to the garden and a door to the downstairs WC.

To the first floor the pleasant landing has stairs rising to the second floor, a skylight providing natural light and doors to three double bedrooms plus the generously sized family bathroom incorporating a four piece suite including a freestanding roll top ball and claw bath and a separate shower cubicle.

Bedroom one has a front facing window, fitted wardrobes and an en-suite shower room with a white three piece suite and complementary half tiled walls.

Completing the accommodation is the fourth double bedroom which is situated on the second floor having a double glazed skylight and built in storage.

Outside to the rear a paved patio provides an extremely pleasant entertaining and seating area which leads to the good sized established garden, laid to lawn and enclosed to three sides by a mixture of mature hedges and panelled fencing with well stocked borders, space for a shed, wood store and gated access to the front.

To the front is a small gravelled forecourt which extends to the side of the property where a driveway provides ample off road parking for several vehicles set behind iron gates.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Services: Mains water, drainage, electricity and gas are believed to be connected to the property, but purchasers are advised to satisfy themselves as to their suitability.
Useful Websites: www.environment-agency.co.uk; www.eaststaffsbc.gov.uk/planning
Our Ref: JGA/14072020
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band
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.

Energy Efficiency Rating

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John German
9a Market Place, Uttoxeter, Staffordshire, ST14 8HY
01889 567444
uttoxeter@johngerman.co.uk