

Bramshall Road

Uttoxeter, Staffordshire, ST14 7PG

John 
German





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Offers Over £525,000



Extremely handsome traditional detached home providing sympathetically extended family accommodation, occupying a delightful established plot in a highly regarded location on the edge of the town centre within close proximity to the amenities.

No upward chain.

Offered for sale with no upward chain, viewing and consideration of this quite unique opportunity is highly recommended to appreciate the room dimensions and layout, fabulous plot and exact position set on the service road opposite the park. Well-maintained by the current family owners for over 50 years, the house provides a huge amount of potential for personalisation.

The property is situated on the edge of the town centre within easy walking distance of schools and the town centre, with amenities including supermarkets and independent shops, public houses and restaurants, coffee houses and bars, doctors, multiscreen cinema and a modern leisure centre. Also within easy reach is the A50 dual carriageway linking the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

A part obscure double glazed door and side panels leads to the welcoming hall which has stairs rising to the first floor with a cupboard below and access to the spacious ground floor accommodation. The delightful extended lounge has UVPC double glazed French doors and side panels opening out onto the fabulous rear garden and a focal coal effect gas fire with a natural stone surround and display plinths.

At the front of the property is the extremely pleasant dining room which has a wide deep walk-in bay window to the front elevation enjoying a lovely outlook. On the opposite side of the hall is the third reception room which has dual aspect windows and is ideal as a family room, additional sitting room or playroom, depending on a buyers requirements.

At the rear of the property is the extended L shaped dining kitchen which has a range of fitted base and eye level units with work surfaces, inset sink unit and an electric hob with extractor over and built-in double oven. Integrated appliances include a dishwasher, fridge freezer and an additional fridge. There is also additional concealed plumbing. Dual aspect windows provide natural light and a door opens into the utility room which has a range of units with work surfaces, inset sink unit, space for further appliances and doors to both the rear garden and to the guest WC.

On the first floor the landing gives access to four bedrooms, three of which can easily accommodate a double bed, and the family bathroom which has a white three piece suite with complementary tiled splashbacks. The large main bedroom could easily be remodelled and divided into two separate bedrooms, currently there are dual aspect windows providing an abundance of natural light and there is a corner shower cubicle plus a wall mounted wash hand basin.

Outside to the rear a spacious paved patio enjoys a good degree of privacy and provides a lovely entertaining area. This leads to the good-sized lawn with established beds and borders. At the bottom end of the gardens is a further seating area with summerhouse and a vegetable garden with a green house. The garden is enclosed to three sides by a mixture of timber fencing and established hedges. There is also gated access leading to the front.

To the front is a delightful garden laid to lawn with well-stocked borders containing a variety of shrubs and plants. A block paved driveway provides off-road parking and leads to the attached garage that extends the full depth of the property with an up and over front entrance door and a personal door out to the garden.

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/05112020

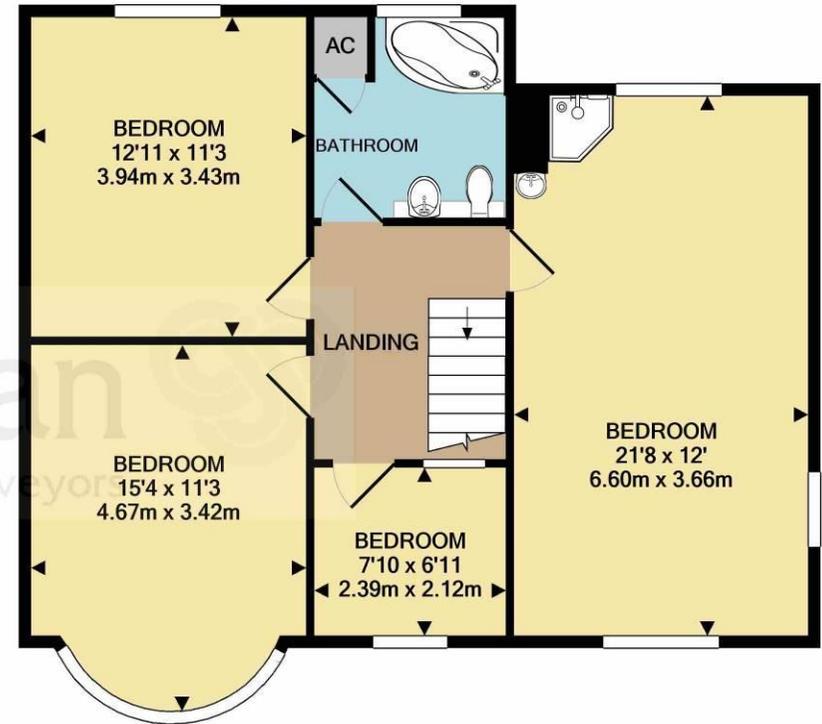
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band F







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.

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



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