

Pennycroft Road

Uttoxeter, ST14 7ER



A traditional, well presented and improved semi-detached family home occupying a delightful corner plot on Pennycroft Road in Uttoxeter.

£209,950



John German

John German are delighted to offer to the market this well presented and improved semi-detached family home located on a generous corner plot on Pennycroft Road in Uttoxeter. Whether your looking to make your first step onto the property ladder, a home move or a buy to let investment, viewing is recommended to appreciate its modern décor, room sizes and layout. Located in a popular residential area of town within close proximity to local amenities including the first school and the 'five shops' found on Windsor Road, the town centre and its wide range of facilities are also within easy reach.

Internally the property comprises of a uPVC part obscured double glazed entrance door leads to the welcoming hall which has a tiled floor, carpeted stairs rising to the first floor, fitted storage cupboard and a side facing window. The modern fitted kitchen has a range of base and eye level units with a timber work surface plus inset sink unit set below the side facing window, fitted electric hob with extractor over and oven under, space for further appliances and a tiled floor. The dining room has a corner chimney breast, carpeted flooring, ceiling light point and a window overlooking the rear garden. A door leads to the well-proportioned lounge which has a focal fireplace, both wall and a ceiling light point and wide bow window to the front elevation. Accessed from the kitchen is an enclosed passage which has external doors to both the front and rear elevations and further access to a w/c, utility room and useful store cupboard. To the first floor the landing has built in storage and doors to the three good sized bedrooms, two being double, and the other being a single bedroom ideal as a home office or study and the modern fitted family bathroom which has a white contemporary suite and complementary tiled splash backs.

The property sits in good sized gardens laid predominantly to lawn enclosed by fencing and brick walls extending to the side and rear elevations (providing potential for extension subject to obtaining the necessary planning permissions). To the front is a garden also laid to lawn having a shrub border and providing potential for off road parking (subject to obtaining permission to drop the kerb).

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: On street
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: TBC
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 A
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA24032025

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.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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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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Loughborough | Stafford | Uttoxeter

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