

St. Michaels Road

Stramshall, Uttoxeter, ST14 5DU

John 
German





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Offers In Region Of £450,000

Extremely attractive Grade II listed attached two storey barn conversion harmoniously combining retained features with modern living, situated on the outskirts of the popular village backing onto fields.

Harmoniously combining retained character features such as exposed woodwork with modern specification including underfloor heating and superior kitchen and bathrooms. Internal inspection of this delightful, attached Grade II listed barn conversion is imperative to appreciate its versatile layout and ground floor space, charm, the garden backing onto fields, and its convenient location.

Situated on the outskirts of the popular village within easy reach of Uttoxeter and its wide range of facilities, plus the A50 dual carriageway which links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

A timber and part obscure glazed door opens to the extremely impressive entrance hall providing a welcoming introduction to the home with a tiled floor, timber stairs rising to the first floor with storage beneath, and latch doors leading to the spacious ground floor accommodation and the fitted guest WC which has a modern two-piece suite. To the left is the versatile dual aspect study or sitting room depending on your needs. This room could also be used as a fourth bedroom if required.

On the opposite side of the hall is the lovely dining room having the same tiled floor as the hall and a front facing window, opening to the superior fitted kitchen where there is a range of base units and matching larder cupboards, fitted worktops with an inset sink unit set below one of the dual aspect windows, a fitted electric hob with an extractor hood over, built in double electric oven, and integrated appliances including a dishwasher, fridge freezer and washing machine. A part glazed stable style door provides additional natural light and access to the rear garden.

Completing the ground floor accommodation is the generously sized living room extending to the full depth of the home with two front facing windows and wide double glazed French doors overlooking the garden and providing direct access to the pleasant patio.

To the first floor, the splendid, vaulted landing has exposed timbers and loft space in the eaves. Latch doors open to the three bedrooms, two of which can accommodate a double bed. The delightful spacious master bedroom has exposed beams and fitted cupboards in the eaves, plus the benefit of a superior en suite shower room which has a feature tiled floor and a modern white suite incorporating a double shower cubicle with a mixer shower over, plus a double glazed skylight providing natural light.

Finally, there is the superior family bathroom, also having the same feature tiled floor and a modern white suite incorporating a panelled bath with a mixer shower and glazed screen above, an illuminated mirror and a skylight providing natural light.

Outside, to the rear is a pleasant westerly facing garden with a wide stone effect paved patio providing a lovely seating and entertaining area with a drystone low-level wall and steps to the lawn which has borders and raised vegetable beds, space for a shed and a view of the fields to the rear. Gated access leads to the side of the home.

A right of access leads to the double width parking situated beside the adjoining barn conversion.

Please note, the property is located in a flood risk zone. We are advised that the property has not flooded during our vendors ownership. www.gov.uk/check-long-term-flood-risk

What3words: triangle.sketches.crafts

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:** Driveway

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Private water treatment plant. **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 E

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

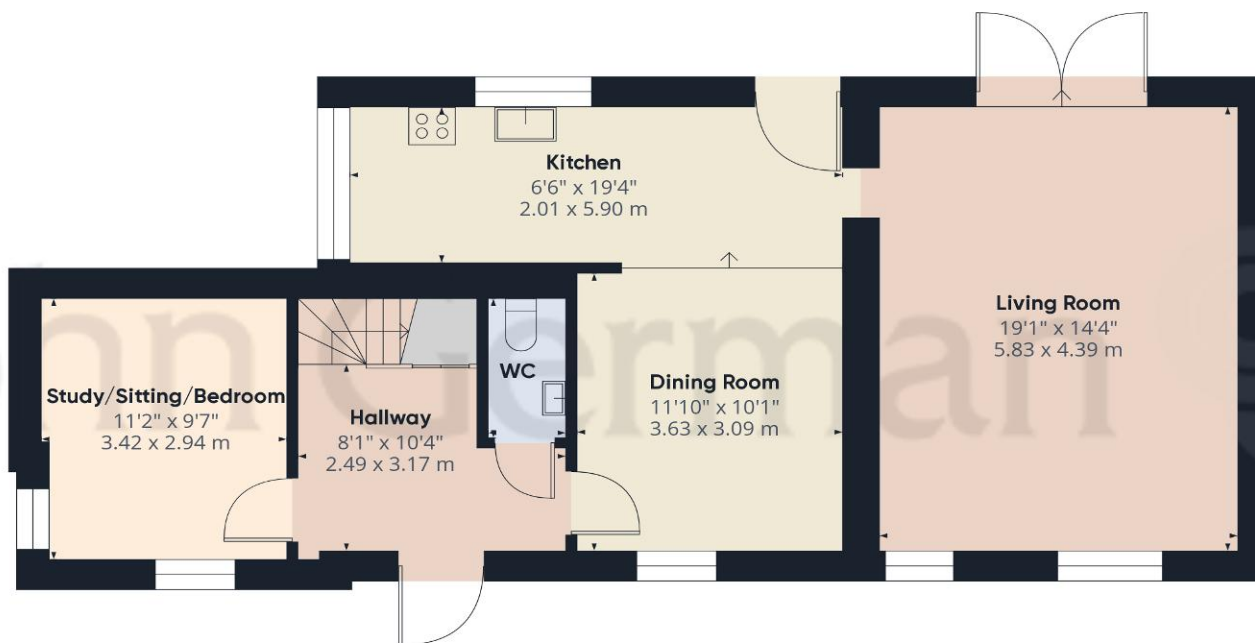
Our Ref: JGA/22042025

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.

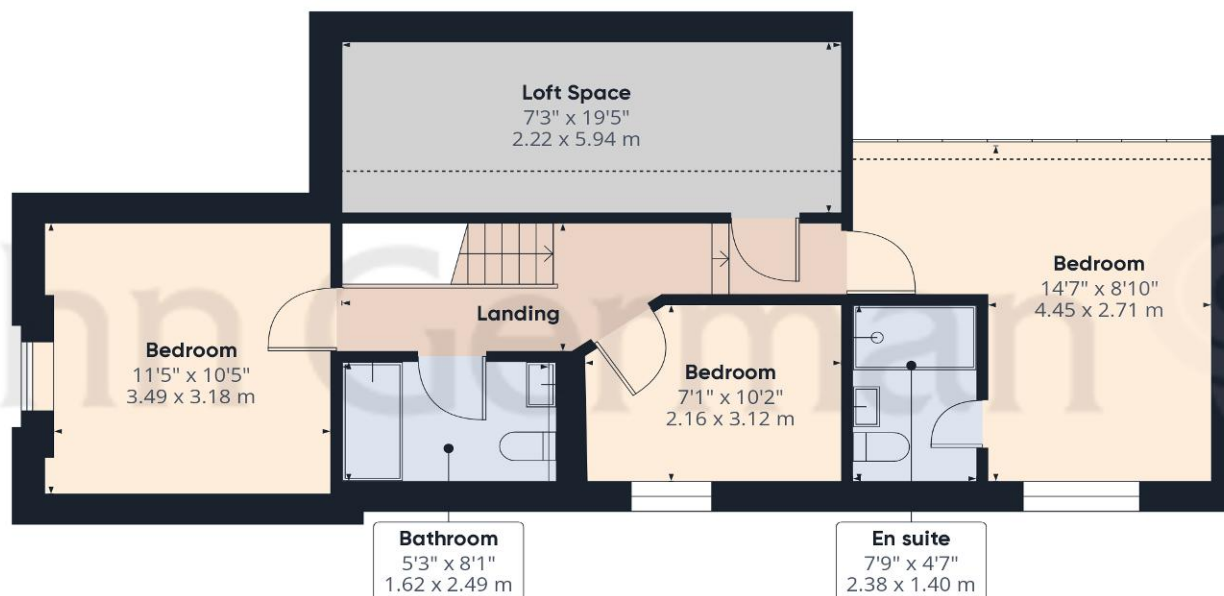
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary 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.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1404.5 ft²

130.48 m²

Reduced headroom

108.85 ft²

10.11 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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
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