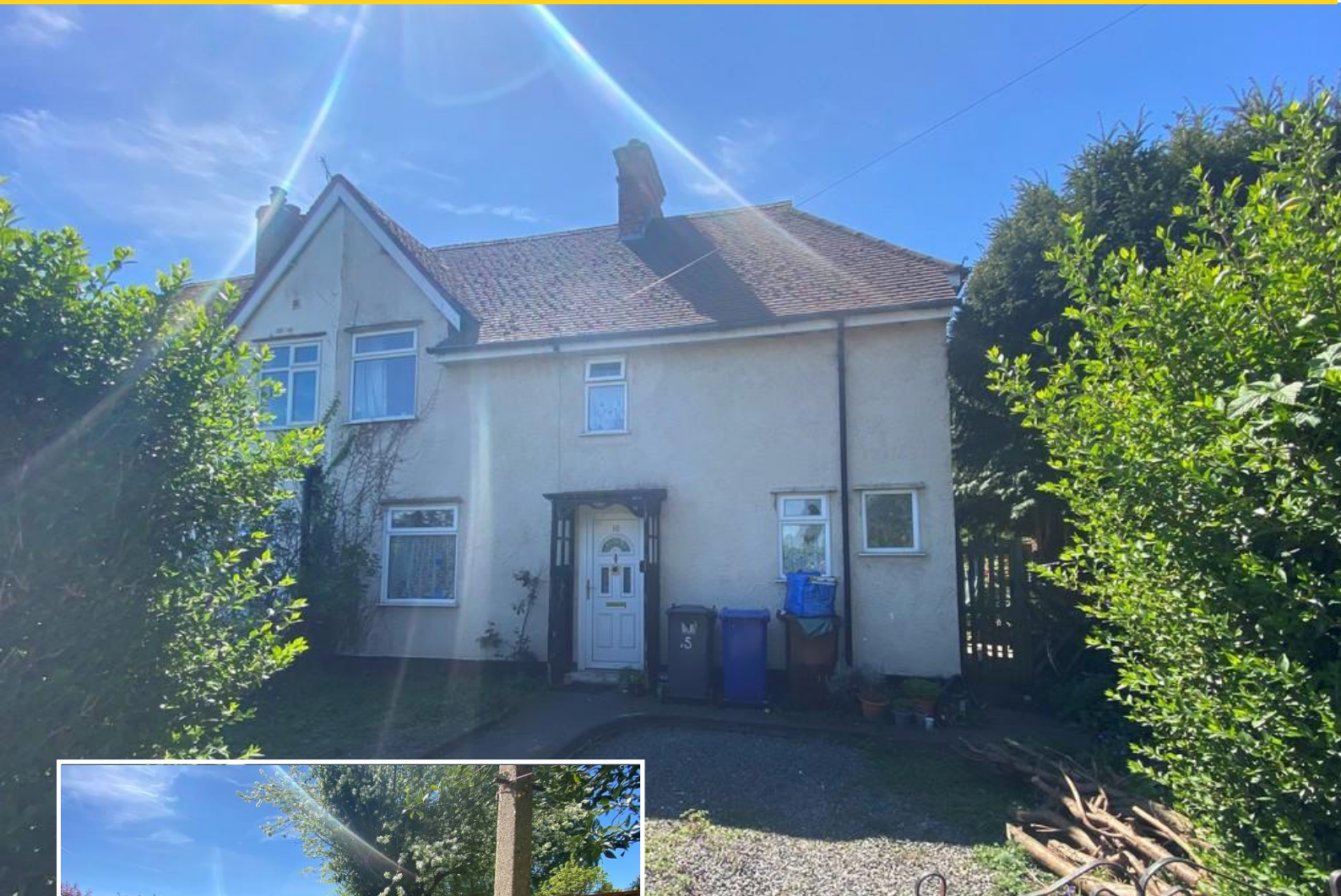


# Heathfield Road

Uttoxeter, ST14 7JN



Traditional semi detached home in need of a comprehensive improvement programme offering a huge amount of potential to personalise and remodel, situated on the edge of the town centre.

£150,000



John German 

For sale with no upward chain involved, viewing and consideration of this traditional property is recommended to appreciate the scope to remodel to existing accommodation, potential to extend (subject to obtaining the necessary planning permission) and its convenient location. An ideal project for individual or investment.

Situated on the very edge of the town centre within walking distance to its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the three tier school system, train station, modern leisure centre and the multi-screen cinema.

A uPVC part obscure double-glazed door opens to the hallway where a front facing window provides additional natural light, stairs rise to the first floor and doors open to the ground floor accommodation and the built in cloaks cupboard which also has a front facing window.

The living/dining room extends to the depth of the property, having dual aspect windows and a focal fireplace.

The kitchen has a stainless-steel single drainer sink unit set below the rear facing window overlooking the garden, space for a gas cooker and further appliances. A door opens to the side hall which has a uPVC part obscure double-glazed door to the outside, plus doors to the downstairs WC and a built-in cupboard housing the wall mounted gas central heating boiler.

From the kitchen there is the bathroom having a coloured two-piece suite incorporating a panelled bath with an electric shower over, tiled splashbacks and a rear facing window.

To the first floor, the landing has a front facing window providing light and doors to the three good size bedrooms, two of which can accommodate a double bed, and they also have built in cupboards plus feature cast fireplaces.

Outside, to the rear, there is a garden in need of attention, enclosed by a mixture of timber panelled fencing and wire fencing, extending to the side of the property with gated access to the front. To the front, there is an enclosed gravelled garden with a path leading to the front door. Wrought iron double gates open to the driveway.

**Agents note:** The property is not registered with the Land registry and will require a first registration on sale, for which most solicitors will make an additional charge.

**What3words:** sleep.daredevil.days

**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

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(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/>

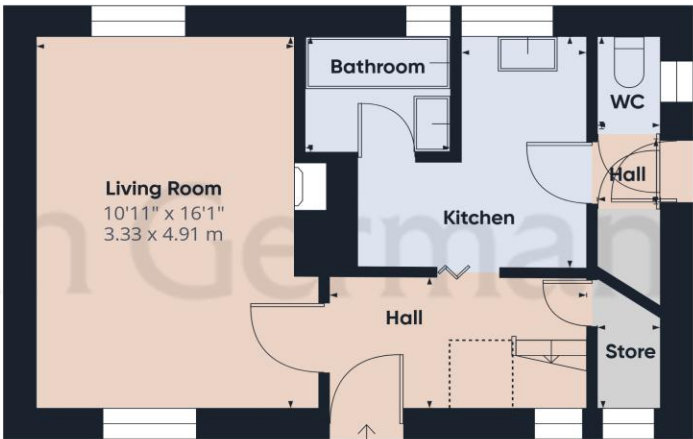
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band A

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffsb.gov.uk](http://www.eaststaffsb.gov.uk)

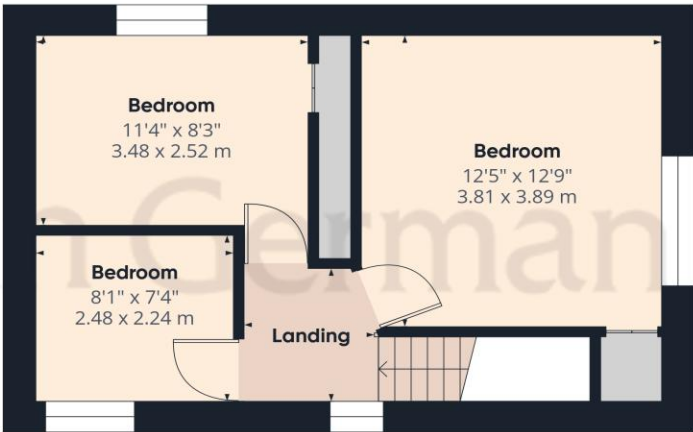
**Our Ref:** JGA/01052025

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

John German

Approximate total area<sup>(1)</sup>  
776 ft<sup>2</sup>  
72.1 m<sup>2</sup>  
Reduced headroom  
7 ft<sup>2</sup>  
0.7 m<sup>2</sup>

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360









Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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Ombudsman

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TRADING STANDARDS UK

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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.

**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.

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Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

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