

Dowling Road

Uttoxeter, ST14 8WB

John German



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£312,000

Alternative to buy at £172,500 for a 55% share of the ownership with the option to buy the remaining 45% (subject to meeting eligibility criteria)

Immaculately maintained and beautifully presented modern semi-detached home providing well proportioned accommodation, situated on the sought-after Olive Park development.

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An ideal first step onto the property ladder or home move (subject to meeting eligibility criteria), internal inspection and consideration of this hugely impressive home is essential to appreciate its 'turnkey' condition, improvements made by the current owners including window shutters, room dimensions and layout, its exact position, and the solar panels providing reduced electricity costs. There is an opportunity to purchase the remaining 45% share of its ownership.

Situated on the well-regarded Olive Park development, built by renowned David Wilson Homes in 2024, located towards the edge of town, yet still within each reach of the town centre and its wide range of amenities.

A composite and part obscured double glazed entrance door leads to the central hallway, where stairs rise to the first floor and doors lead to the spacious ground floor accommodation and the fitted guest cloakroom/WC.

The dual aspect lounge extends to the full depth of the home, providing ample space to furnish the room as you wish.

On the opposite side of the hall is the fitted dining kitchen, also extending to the depth of the property with dual aspect windows, plus French doors opening to the delightful, landscaped garden. There is a range of base and eye level units with worktops and an inset sink unit set below one of the windows, a fitted gas hob with a stainless steel extractor hood over and electric oven under, plumbing for a dishwasher and space for a fridge freezer (available for separate negotiation). A door opens to the fitted utility room which has a work surface to one side with fitted cupboards, plumbing for a washing machine and space for a tumble dryer (available for separate negotiation), plus a useful understairs cupboard.

The pleasant first floor landing has a loft hatch and doors leading to the three good size bedrooms, two of which can easily accommodate a double bed. The spacious first floor master has a recess providing space for a bank of wardrobes, and the benefit of an en suite shower room which has a modern suite incorporating a double shower cubicle with a mixer shower over. The freestanding wardrobe in bedroom two is available by separate negotiation.

Completing the accommodation is the fitted family bathroom, also having a white suite with complimentary tiled splashbacks.

Outside, to the side of the home, adjacent to the dining kitchen, is a delightful low-maintenance landscaped garden with a paved patio providing a lovely seating and entertaining area with block paved edging and a gravelled bed, raised borders containing a variety of shrubs and plants, space for a shed (available for separate negotiation) on a concrete hardstanding, and gated access to the front. To the side of the garden is a driveway providing off road parking for two vehicles. To the front, there is a garden laid to lawn which wraps around to the opposite side of the property with hedging.

Tenure: Freehold for the 100% share however Tenure: Leasehold if 55% shared ownership (purchasers are advised to satisfy themselves as to the tenure via their legal representative). 990 year lease from 2024. We are advised that the current rent for the 55% share is £329.92 per month, and the service charge is £83.53 per month.

What3word: ///incur.admiral.comply

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 C

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

Our Ref: JGA/26062025

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.





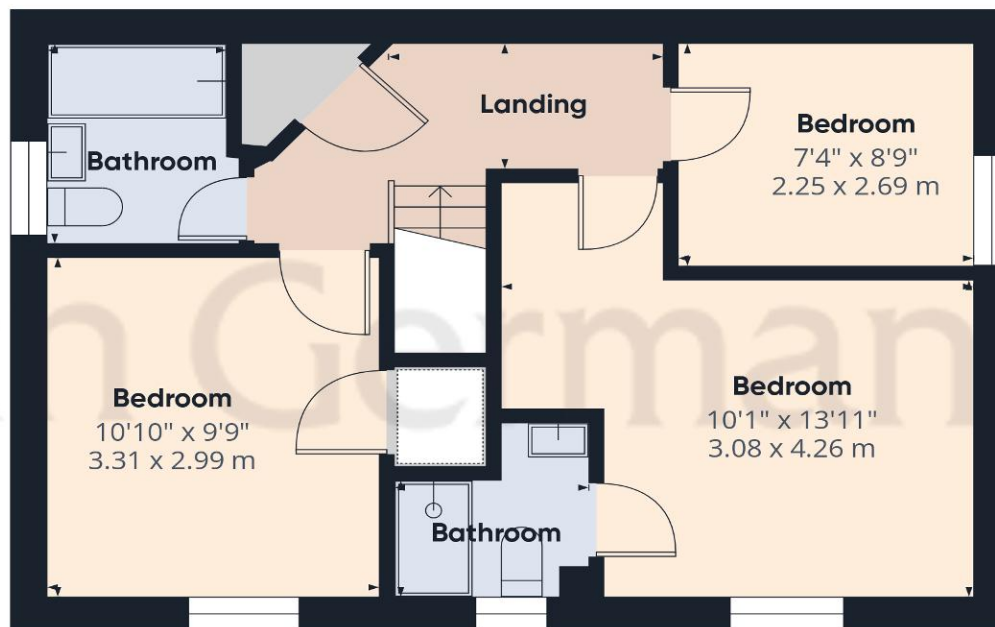


Ground Floor

Approximate total area⁽¹⁾

914 ft²

84.8 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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	91 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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