

Pugin Road

Bramshall, Uttoxeter, ST14 5FX



An ideal first home, in a nice position on phase two of the popular Bramshall Meadows development. Built in 2024, the property benefits from a south westerly facing enclosed rear garden. Situated towards the edge of town but still within easy reach of local amenities and the town centre.

£160,000

John German

Built under the East Staffs Discounted Housing Scheme, represented 80% of its full market value, though you own the property in its entirety. Eligibility in criteria includes 1) A maximum combined household income of £60,000 per annum and capital savings of less than £20,000. 2) Intend to occupy the property as the sole residence. 3) Demonstrate a local connection to East Staffordshire (including living in the area for at least 5 years, need to be close to relatives for support purposes or able to prove there is a need for a household member to live close to their workplace).

Entrance to the property is via a part obscure double glazed entrance door which opens to the welcoming hall providing a lovely introduction to the home, with stairs rising to the first floor having a useful understairs cupboard, and doors to the ground floor accommodation and the fitted guest cloakroom/WC which has a white two piece suite.

To the rear of the home is the well proportioned lounge/dining room, which extends to the full width of the property, having a uPVC double glazed window overlooking the garden and a part double glazed door providing additional light and direct access to the patio.

The fitted kitchen is positioned to the front of the home, having a range of base and eye level units with work surfaces and an inset sink unit set below the window enjoying a pleasant outlook, fitted gas hob with extractor hood over and electric oven under, plumbing for a washing machine and additional appliance space.

To the first floor, the landing has doors opening to the two double bedrooms, each extending to the full width of the home, both with pleasant outlooks, whilst the front bedroom also has fitted storage.

Finally, there is the fitted bathroom which has a white suite with complimentary tiled splashbacks incorporating a panelled bath with a mixer tap and shower attachment, plus a fitted glazed screen above.

Outside to the rear, the south westerly facing enclosed garden has a paved patio leading to the lawn with space for a shed and gated access to the rear. To the front is a double width tarmac driveway providing off road parking.

Agents notes: There is a small communal charge of approximately £150 per annum for the maintenance of communal areas on the development. It is common for property Titles to contain Covenants; a copy of the Land Registry Title is available to view on request.

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 B

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

Our Ref: JGA/04072025

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⁽¹⁾
693 ft²
64.3 m²

(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.





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		

OnTheMarket

rightmove

RICS

aria
propertymark
PROTECTED

naea
propertymark
PROTECTED

The Property
Ombudsman

APPROVED CODE
TRADING STANDARDS UK

John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

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.

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent