

Holly Road

Uttoxeter, ST14 7NX

John German



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£325,000

Attractive traditional bay fronted detached home in need of a comprehensive improvement programme, occupying a good sized plot on a highly regarded and sought after road.

Never on the open market before and owned by the same family since being built in the 1950's, viewing and consideration of this attractive bay fronted home is essential to appreciate the potential to modernise and make the house your own plus its lovely good sized plot that provides potential to extend the accommodation to the side and rear elevations (subject to obtaining the necessary planning permissions) without comprising its outside space.

Situated on a highly regarded and sought after road providing easy access to local amenities including the Bramshall Road park and the town centre with its wide range of facilities.

Accommodation - An enclosed porch leads to the hallway where stairs rise to the first floor and doors open to the ground floor accommodation.

To the front is a comfortably sized living room having a deep walk in bay window providing ample natural light and an open fireplace with a tiled surround. Behind is the separate dining room also having an open fire with ceramic tiled surround and a wide window overlooking the garden. The kitchen provides space for a small breakfast table with a stainless steel sink unit set below the window overlooking the rear garden, space for an electric cooker and further appliances and a built in traditional pantry and useful under stairs cupboard.

The rear porch has a uPVC part double glazed door and window opening to the patio and garden plus latch doors to the former coal house, now a useful store, and a downstairs WC.

To the first floor the landing has a side facing window providing natural light, a loft hatch and a built in airing cupboard housing the hot water cylinder. Doors lead to the three good sized bedrooms, two of which can easily accommodate a double bed, and the bathroom which has a white suite with complementary tiled splash backs.

Outside - The property sits centrally in a good sized plot which extends to approximately 0.19 acre in total, mainly laid to lawn and enclosed by a mixture of timber fencing and established hedges with well stocked borders. There is a useful block built store to one side and gated access from the rear to the front on the opposite side. To the front, wrought iron double gates open to the driveway which provides off road parking for several vehicles leading to the garage which has timber double doors, power and light.



what3words: pocketed.glares.gift

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 and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric storage heaters

(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

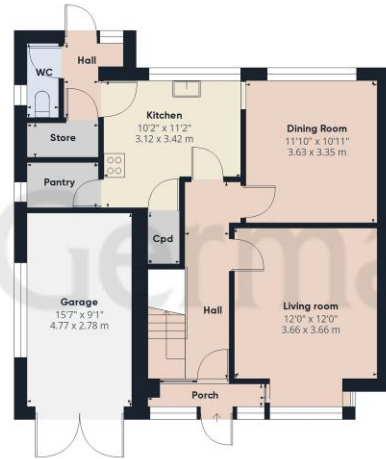
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/12082025

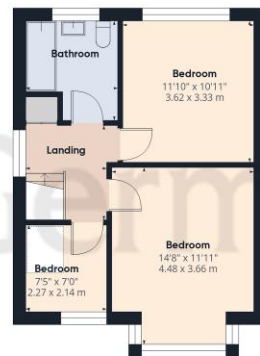
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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property.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

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Approximate total area⁽¹⁾
1204 ft²
111.9 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.

GIRAFFE360

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		
69-80	C		
55-68	D		63 D
39-54	E		
21-38	F	37 F	
1-20	G		

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