

Cheadle Road

Uttoxeter, ST14 7BX

John German



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£195,000

Handsome traditional forecourted end terrace home with extended and versatile ground floor accommodation and a pleasant enclosed rear garden, situated on the edge of the town centre.

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An ideal first home or downsize, internal inspection of this deceptively spacious home is imperative to appreciate its retained character and features, room dimensions, and the extended ground floor accommodation, plus the work done by the current owners, including replacement doors and windows to the front, and its pleasant, good sized enclosed rear garden.

Occupying a slightly elevated position on the edge of the town centre, within easy reach of its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, schools, modern leisure centre and the multi-screen cinema.

A replacement composite and part obscure double glazed entrance door opens to the living room, providing a lovely introduction to the home, with a feature oak floor, focal chimney breast with a log burner set on a tiled hearth and a useful understairs cupboard. The inner hall has stairs rising to the first floor and a uPVC part double glazed door to the outside. The fitted dining kitchen has a focal inglenook fireplace which has space for a log burner and a tiled hearth, plus a timber mantle. There is a range of base and eye level units with timber worktops and an inset sink unit set below the side facing window, space for electric cooker with extractor over, plumbing for washing machine and additional appliance space. The useful lobby area has a fitted work surface and space for appliances, plus a sliding door to the fitted bathroom which has a white suite incorporating a panelled bath with a mixer shower over. Completing the ground floor accommodation is the versatile dining room which could easily be used as a second sitting room or occasional bedroom, depending on your needs, with wide French doors opening to the outside entertaining area.

To the first floor, the pleasant landing has a rear facing window providing natural light, fitted airing cupboard and doors leading to the two good size bedrooms, each able to easily accommodate a double bed. The rear facing master has the benefit of a walk-in wardrobe. Finally, there is the fully tiled shower room which has a white suite incorporating a double shower cubicle with an electric shower over.

Outside to the rear, adjacent to the French doors in the dining/sitting room, is a decked seating area providing a lovely entertaining area with gravelled edging, leading to further timber decking which has a pergola, space for a shed, and a wrought iron gate leading to the enclosed garden laid to lawn, with well stocked borders. An enclosed passage to the side of the property provides access to the front. To the front is a forecourt with shrubs.

Agents note: The property is on two Land Registry Titles.

What3words: ///drive.handyman.political

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: Traditional

Parking: On road

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband and 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

Our Ref: JGA/29082025





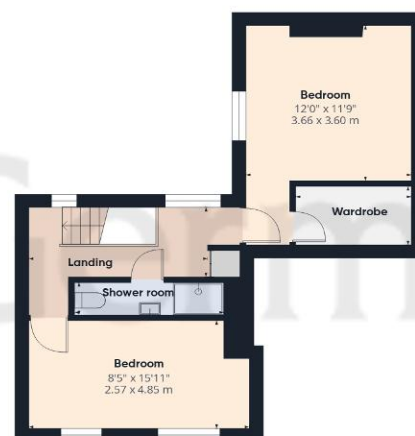


Ground Floor

Approximate total area⁽¹⁾

956 ft²

88.8 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.

GIRAFFE360



Agents' Notes

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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.

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		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



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