Heathfield Road Uttoxeter, ST14 7JP





Extremely Well Presented and Much Improved
Traditional Semi-Detached Home Providing
Generously Sized Accommodation, Occupying a
Good-Sized Corner Plot on a Popular Road Within
a Short Walk to the Town Centre.

£250,000





Immaculately Presented and Maintained, in 'Turn Key' Condition and For Sale with No Upwards Chain Involved, Internal Inspection and Consideration of this Impressive Home is Essential. Ideal whether looking for your First Home, moving either Up or Down the Property Ladder, or for a Buy-to-Let Investment. Occupying a Good-Sized Corner Plot providing a blank canvas, also providing a good amount of Off-Road Parking.

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

Accommodation: A uPVC and part obscure double glazed entrance door opening to the central hallway, where stairs rise to the first floor and doors lead to the well-proportioned ground floor accommodation.

To the left is the spacious lounge which extends to the full depth of the home, having a lovely focal fireplace with a living flame effect electric fire set on a marble hearth. On the opposite side of the hall is the light and airy, triple aspect dining kitchen, where there is a wide range of fitted units with complimentary worktops and an inset sink unit set below the window overlooking the rear garden, a fitted gas hob with an extractor hod over and electric oven under, an integrated dishwasher and plumbing for a washing machine, plus a useful understairs cupboard and a door to the rear garden.

To the first floor the pleasant landing has a window providing natural light and a loft hatch. Doors lead to the three good sized bedrooms, with the two front facing doubles having built-in cupboards, and the fitted family bathroom which has tiled walls and a white modern suite incorporating a panelled bath with a mixer shower and glazed screen above.

Outside: To the rear a paved patio provides a pleasant seating and entertaining area which enjoys a degree of privacy, leading to the lawn with wraps around to the side of the property, enclosed by timber fencing with borders, a further paved seating area, an additional artificial lawn area with space for a shed, and gated access to the front

To the front there is garden also laid to lawn, and a gravelled driveway providing parking for several vehicles.

W3W - flask.angel.equivocal

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: Driveway
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains

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

Broadband type: TBC

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

Our Ref: JGA15122025

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.













John German 🧐





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.

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surveyor. In making that decision, you should know that we receive up to £90 per referral.



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