

# High Street

Stramshall, Uttoxeter, ST14 5AL

John German



John German





# High Street

Stramshall, Uttoxeter, ST14 5AL

£280,000

Extremely attractive detached barn conversion with high specification accommodation and generous room sizes which combines retained character and features with modern living, situated in the heart of the popular village.

Recently completed and finished to a fabulous standard, internal inspection and consideration of the hugely impressive detached barn conversion is essential to appreciate is well equipped and high specification accommodation including underfloor heating on the ground floor and fully integrated kitchen, room dimensions, retained features, and its village position. Offering a 'new home in an old shell' and ideal for a first time buy, downsize or a holiday let/Airbnb enterprise.

Situated in the heart of the village within walking distance to its amenities which include the active village hall, playing fields, allotments and church. Several walks through the surrounding countryside are also on the doorstep. The town of Uttoxeter and its wide range of amenities are only a short drive away, as are the world headquarters of JCB and the A50 dual carriageway, which links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

A central entrance hall opens to the hugely impressive open plan living/dining kitchen, extending to the full width of the home with triple aspect windows providing an abundance of natural light, with a feature tiled floor with underfloor heating, stairs rising to the first floor with an useful cupboard beneath, and wide double glazed French doors opening to the rear elevation. The well equipped kitchen has a range of shaker style units with timber worktops and matching breakfast bar, an inset sink unit set below the window overlooking the village green, a fitted electric hob with a stainless steel extractor hood over and electric oven under, and integrated appliances including a dishwasher, washing machine, fridge and freezer.

To the first floor, the landing has a double-glazed skylight providing light. Light-oak doors lead to the two good-sized, light and airy bedrooms, both having both windows and skylights allowing the light to flood in, also an exposed beam. Completing the accommodation is the superior fitted bathroom which has a feature mosaic tiled floor and a white modern suite incorporating a panelled shower bath with a mixer shower and glazed screen above, chrome towel rail and an illuminated mirror.

Outside, to the rear, a natural Indian stone paved patio provides a pleasant seating area enjoying a degree of privacy, with a gravelled garden with timber storage and gated access to the low maintenance gravelled area with cobbled edging.

**What3words:** ///hitters.including.trumpet

**Agents note:** The property is not registered with the Land registry and will require a first registration on sale, for which most solicitors will make an additional charge.

**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:** On street parking

**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 A

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/19122025

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.









**Approximate total area<sup>(1)</sup>**

668 ft<sup>2</sup>  
62.1 m<sup>2</sup>

**Reduced headroom**

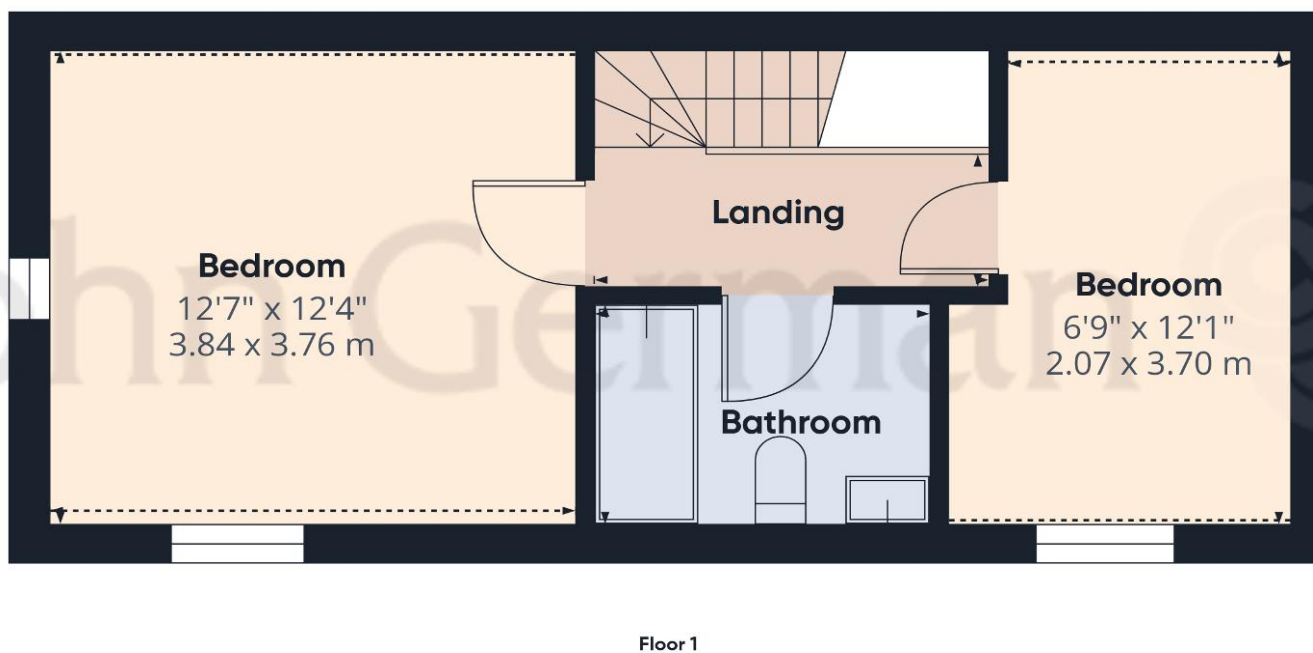
13 ft<sup>2</sup>  
1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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. 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.

### 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		114 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



### John German

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

01889 567444

uttoxeter@johngerman.co.uk

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**





