



Bramshall Road, Uttoxeter. ST14 7PG

welcome to

Bramshall Road, Uttoxeter

Bagshaws Residential are delighted to market this INDIVIDUAL DETACHED property which has excellent potential to personalise and VIEWING IS ESSENTIAL to appreciate the scope and dimensions that this property has to offer. Positioned in mature wrap around gardens with driveway and single garage.



Access to the property is gained via gated driveway, located off Hawthornden Manor, providing off road parking for several vehicles leading to:

Entrance Porch:

With exposed brick work; windows to each side elevation; door leading into:

Entrance Hallway:

With storage cupboard; central heating radiator; open tread stairs leading to the first floor; doors off to:

Cloakroom:

Having low level wc; wash hand basin; wall tiling; window to the front elevation.

Lounge:

21' max x 12' 11" max (6.40m max x 3.94m max)
Having feature fireplace; double glazed French door with glazed side panels leading out to the rear garden; double glazed window to the side elevation; central heating radiator.

Dining Room / Bedroom Four:

12' 5" x 11' 11" (3.78m x 3.63m)
With window to the side elevation;

Breakfast Kitchen:

13' x 9' 10" max (3.96m x 3.00m max)
A fitted kitchen comprising one and a half bowl sink and drainer set in a base unit, further base and wall units; integrated double oven; gas hob with cooker hood over; complementary tiling; plumbing for dishwasher; further appliance space; central heating radiator; door leading into:

Garden Room:

Being of timber construction on a dwarf brick wall with flat roof; door leading into the garden; tiled flooring.

Ground Floor Bedroom:

15' 6" max x 12' 11" max (4.72m max x 3.94m max)
Having double glazed window to the front elevation; central heating radiator.

Ground Floor Bathroom:

Having bath with wall mounted shower and side screen, wash hand basin; double glazed window to the rear elevation; central heating radiator; storage cupboard; wall tiling.

Stairs:

Leading to:

First Floor Landing:

With door off to:

First Floor Bedroom:

15' 11" x 10' 3" (4.85m x 3.12m)
Part restricted head height. With central heating radiator; two sky light windows; feature window to side elevation; central heating radiator.

First Floor Bedroom:

15' 6" x 13' 11" inc recess (4.72m x 4.24m inc recess)
Part restricted head height. With double glazed window to the side elevation.

First Floor Shower Room:

Part restricted head height. Having shower cubicle with wall mounted shower; low level wc; wash hand basin; central heating radiator; sky light window.

Externally:

Tarmac driveway providing parking for several vehicles and the wrap around gardens are laid mainly to lawn with an abundance of mature trees and shrubs plantings, rockery area and pergola.

Single Garage:

With barn style doors; personal door.

Please Note:

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

Photographs may have been taken using a wide angle lens.



view this property online [bagshawsresidential.co.uk/Property/UTR109831](https://www.bagshawsresidential.co.uk/Property/UTR109831)



welcome to

Bramshall Road, Uttoxeter

- Individual Detached Property
- Popular Location
- Perfect for Upgrading/Modernisation
- Walking distance to Bramshall Road Park
- Garage. Parking for Several Vehicles

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: E

offers in the region of

£550,000



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/UTR109831



Property Ref:
UTR109831 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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