

Picknalls Avenue

Uttoxeter, ST14 7QN

John German





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£269,995

Unique traditional end terrace home with fabulous versatile extended ground floor accommodation, retaining a wealth of character and charm throughout. Occupying a slightly elevated position at the end of a popular no-through road with off road parking and a garage. Situated on the edge of the town centre within a short walk to its range of amenities.

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Internal inspection of this charming traditional home is absolutely essential, whether looking for your first home, downsizing or simply looking to be within close proximity of the town centre and amenities. Retaining its appealing original character and features, the home is well presented throughout and substantially extended on the ground floor to provide four reception rooms (one making an ideal bedroom if preferred), and a southerly facing sun terrace offering a great place to relax in the sun. Well maintained by the current owner and having been re-roofed within the last 4 years, the property also benefits from off road parking for several cars and a garage.

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 three tier school system, train station, doctor surgeries, modern leisure centre and gyms, Your Padel club and the multi-screen cinema.

Accommodation - A canopy storm porch with a uPVC part obscure double-glazed entrance door opens to the hallway, having a feature two tone quarry tiled floor and half height timber panelling, plus a door to the extensive and versatile ground floor accommodation.

The spacious dining room extends to the width of the original property, providing a centre point of the home with a laminated wooden floor and a wide walk-in bay window to the rear, plus a focal chimney breast and stairs rising to the first floor with a useful understairs cupboard. A wide arch leads to the comfortably sized lounge which has a deep bay window enjoying a pleasant southerly facing outlook and a fitted window seat, plus a focal chimney breast with fitted storage/shelving in its recesses and a gas log burner effect stove set on a quarry tiled hearth and a brick surround.

A sliding parlour style door opens to the versatile family room which depending on your needs could be utilised as a playroom or hobby area, with a side facing window and a door to the rear hall where doors open to the fitted downstairs WC and the fourth reception room making an ideal study or third bedroom depending on your household's needs.

Completing the ground floor area is the fitted kitchen which has a range of base and eye level units with worktops and a breakfast bar, an inset sink unit set below the window, a fitted electric hob with an extractor hood over and double oven under, plumbing for a washing machine and additional appliance space, and a useful walk-in pantry. A uPVC double-glazed door opens to the lovely sun terrace, an ideal space to relax and enjoy your evening beverage.

To the first floor the landing has a side facing window providing natural light and a loft hatch. Doors lead to the two spacious bedrooms, each able to easily accommodate a double bed. The front facing master extends to the full width of the original home and enjoys the elevated outlook, with bedroom two having a walk-in wardrobe and the airing cupboard.

Completing the accommodation is the fitted bathroom, having a white three-piece suite and half tiled walls, plus a side facing window.

Outside - To the rear of the property there is an enclosed courtyard patio with a brick-built outbuilding and a gate opens to the shared side passage with a flying freehold leading to the front, plus a further raised paved patio providing a pleasant seating and entertaining area backing onto the grounds of Picknalls First School.

To the front adjoining the property is a paved patio providing a lovely seating area, and well stocked borders containing a large variety of established shrubs and plants, and a feature tree. A right of access leads to the block paved driveway which provides off road parking for several cars, plus the garage which has an up and over door and power.



W3W: comment.glee.waltzed

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 & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(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 C

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

Our Ref: JGA/27082026

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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.





Approximate total area⁽¹⁾

127.1 m²

1367 ft²



(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.

GIRAFFE 360



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

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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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