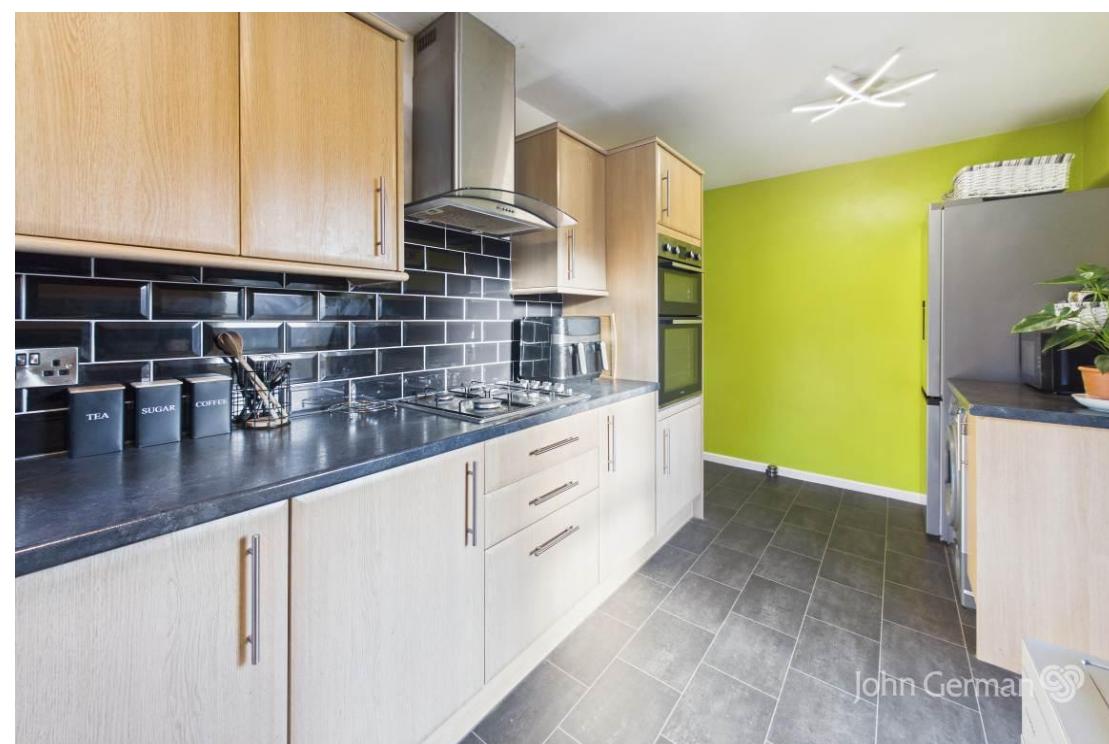


Heath Road  
Uttoxeter, ST14 7LT

John  
German





# Heath Road

Uttoxeter, ST14 7LT

£375,000

Extremely well presented traditional detached home providing deceptively spacious & highly versatile accommodation with generous room dimensions. Occupying a good-sized enclosed plot on the edge of the town centre within walking distance to amenities.

John German 

Highly suitable for a variety of potential types of buyers including those either moving up or down the property ladder, a multi-generational or blended household, or a property suitable to accommodate homeworking, internal inspection and consideration of this surprising versatile residence is absolutely essential. Well maintained and much improved by the current owners and offering a great amount of ground floor space along with double bedrooms, the home occupies an enclosed and secure plot including a westerly facing garden and ample parking.

Situated on the edge of the town centre within walking distance to its 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, and the multi-screen cinema. The nearby A50 dual carriageway links the M1 & M6 motorways, plus the cities of Derby and Stoke-on-Trent.

**Accommodation** - A composite and part obscure double glazed entrance door opens to the welcoming sitting hall which provides a light and airy introduction to the home, with stairs rising to the first floor and a feature floor running into the lounge, plus doors leading to the extended, versatile accommodation.

The generously sized lounge has a wide window to the rear providing the natural light to flood in, a useful understairs cupboard and access to the fitted downstairs WC which has a white two-piece suite. Beside is a versatile reception room which has uPVC double glazed French doors opening to the rear patio, currently used as a gym but alternatively would make an ideal home study, play room or simply an additional sitting room depending on your needs.

The fitted kitchen has a range of base and eye level units with worksurfaces and an inset sink unit set below the rear facing window, a fitted gas hob with an extractor hood over, built-in double electric oven, plumbing for both a dishwasher and washing machine, space for appliance spaces, and a uPVC obscure double glazed door to the side garden. To the front of the home is the dual aspect dining room, which again could have different uses depending on your requirements. On the opposite side of the sitting hall is a ground floor double bedroom, providing ample space for both a bed and furniture, and the benefit of a superior fully tiled shower/wet room, having a contemporary suite incorporating a double cubicle with a mixer shower over, and an illuminated mirror.

To the first floor the landing has a built-in cupboard housing the gas combination central heating boiler and doors leading to the three good sized bedrooms, all of which can accommodate a double bed. Finally there is the hugely impressive fitted family bathroom, having a contemporary four-piece suite with feature tiled walls and an illuminated mirror, incorporating both a deep standalone bath and a separate double shower cubicle with contrasting tiling and a mixer shower over.

**Outside** - To the rear a flag stone paved patio provides a pleasant seating and dining area enjoying a degree of privacy and a useful outside store, with a further block paved seating area wrapping around to the enclosed garden laid predominantly to lawn, with another good sized shed and gated access to the front.

To the front is a garden also mainly laid to lawn with borders and shaped conifers. Enclosed to all sides again providing a degree of privacy and security, with timber double gates opening to the block paved driveway providing parking for several vehicles.

**W3W:** signature.grows.signed

**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:** Gated driveway

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

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

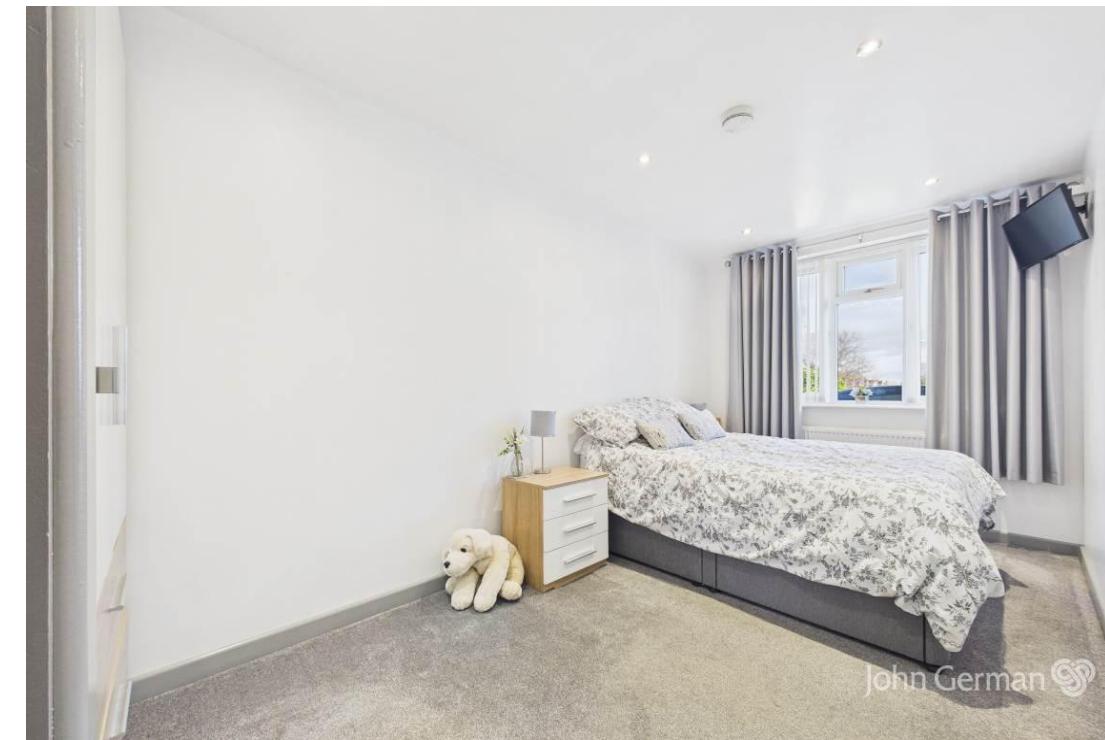
**Broadband type:** Cable See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

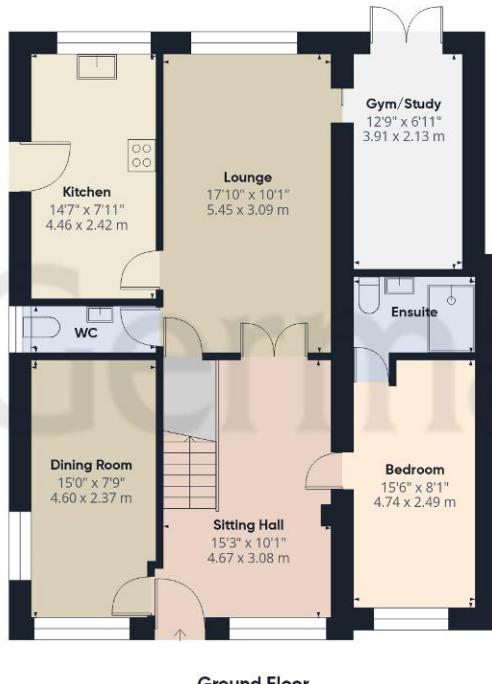
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band C

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

**Our Ref:** JGA/18022026



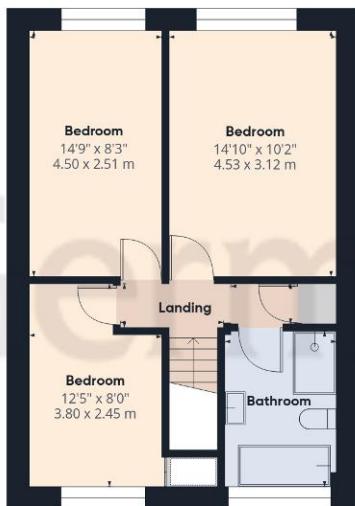




Approximate total area<sup>(1)</sup>

1304 ft<sup>2</sup>

121.3 m<sup>2</sup>

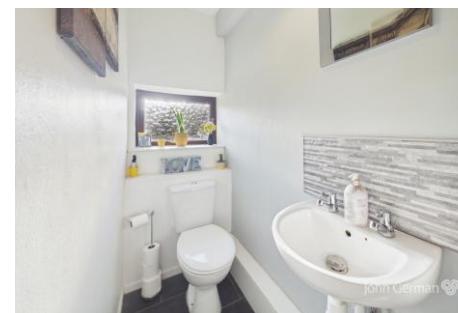


(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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.

#### Agents' Notes

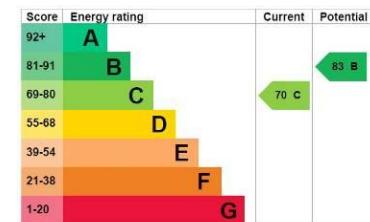
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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

**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.



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  
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