

Cheadle Road

Uttoxeter, ST14 7BS

John 
German





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£229,995

Immaculately presented and maintained modern three storey end townhouse with adjoining parking and garage, situated on the edge of the town centre within walking distance to its wide range of amenities.



Ideal whether searching for your first home, moving either up or down the property ladder, or for a buy-to-let investment, internal inspection of this well-proportioned end townhouse is highly recommended to appreciate its turnkey condition, the excellent layout including the impressive master bedroom and ensuite, and the fabulous advantage of the adjoining driveway and garage.

Situated on the edge of the town centre within walking distance to its wide range of amenities several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the well-regarded three tier school system, train station, modern leisure centre and gyms, Your Padel Club and the multi-screen cinema. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

A storm porch with a replacement composite and part obscure double glazed entrance door opens to the welcoming hall which provides a lovely introduction to the home, with stairs rising to the first floor and doors leading to the ground floor accommodation and the fitted guest's cloakroom/WC. To the rear of the home is the generously sized lounge/dining room which has a useful understairs cupboard and wide French doors opening to the patio and garden. The fitted kitchen has a range of base and eye level units with worksurfaces, an inset sink set below the front facing window, a fitted gas hob with a stainless-steel extractor hood over and a double electric oven under, plumbing for a washing machine and an integrated fridge/freezer.

To the first floor, the landing has stairs rising to the second floor and doors leading to two good sized bedrooms, both extending to the full width of the home and able to accommodate a double bed. The fitted family bathroom has a white suite incorporating a panelled bath with a mixer shower over and a fitted glazed screen, complementary tiled splashbacks, plus a built-in airing cupboard housing the pressurised hot water cylinder.

To the second floor, the landing has a door opening to the impressive master bedroom which extends to the full depth of the home with dual aspect windows providing an abundance of natural light, having a range of fitted wardrobes plus built-in storage in the eaves, and access to the loft space. A door leads to the ensuite shower room which has a white suite incorporating a shower cubicle with a mixer shower over and complementary tiled splashbacks, plus a double-glazed skylight providing natural light.

Outside, to the rear, timber decking provides a pleasant seating and relaxing area leading to the garden which is mainly laid to lawn with well stocked borders containing a variety of plants and mature shrubs, enclosed to three sides with gated access to the adjoining driveway. To the front, there is small low maintenance garden with established shrubs. To the side of the townhouses, a gate leads to a further garden which is predominantly laid to lawn with established shrub borders, providing further seating or a play area, enclosed by wrought iron fencing. Approached from The Limes at the rear is a tarmac driveway providing off road at the side of the property, having an EV Charging point, leading to the attached garage which has an up and over door and power.

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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:** 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 C

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



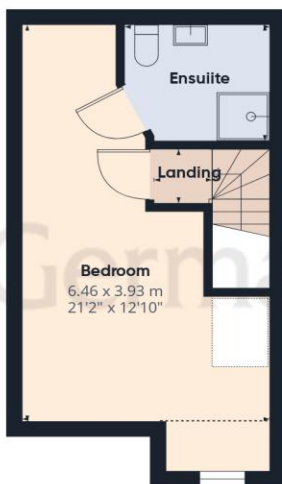




Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

98.9 m²

1065 ft²

Reduced headroom

1.7 m²

18 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

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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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AMLID 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.

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		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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