





Heath Cross, Uttoxeter. ST14 7LZ

bagshaws residential

welcome to

Heath Cross, Uttoxeter

Recently renovated and offered with vacant possession, this modern three-bedroom semi-detached home on Heath Cross provides spacious accommodation, a generous lounge/diner, contemporary kitchen, downstairs WC, and a large garden with patio and lawn. Ideal for first-time buyers & families alike.













About The Area

Heath Cross is a well-established residential area situated on the outskirts of Uttoxeter, offering a convenient balance of town and countryside living. Uttoxeter provides a wide range of amenities including supermarkets, independent shops, leisure facilities, schools, and eateries. The town is particularly well placed for commuters, with easy access to the A50 linking Stoke-on-Trent and Derby, while Uttoxeter railway station offers regular services to surrounding towns and cities. Nearby countryside walks, parks, and attractions such as Uttoxeter Racecourse add to the area's appeal for families and professionals alike.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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- Recently renovated throughout
- Three well-proportioned bedrooms
- Spacious 22ft lounge/dining room
- Large garden with patio and lawn
- Vacant possession - no upward chain delay

Tenure: Freehold EPC Rating: E
Council Tax Band: B

£249,950









Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/UTR108476

The Property Ombudsman

Property Ref:
UTR108476 - 0003

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.

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01889 567567

Uttoxeter@bagshawsresidential.co.uk

17 High Street, UTTOXETER, Staffordshire, ST14 7HP

bagshawsresidential.co.uk

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