

# St. Michaels Road

Stramshall, Uttoxeter, ST14 5AQ

John German



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£385,000



A superbly presented detached family home offering three/four bedrooms with a modern interior, situated in the highly sought-after village of Stramshall.

NO ONWARD CHAIN

John German 



This superbly appointed detached family home occupies a generous plot with a large front and rear garden, a modern and contemporary interior, and is situated in the popular village of Stramshall, within walking distance to amenities including an active village hall, church, village playing field and The Olive Tree Tea Rooms and Bed and Breakfast. The town of Uttoxeter and its wider range of amenities is within easy commutable distance, as is the the world headquarters of JCB and the A50 dual carriageway linking the M1 and M6 motorways.

An enclosed glazed porch with a front door leads into the hallway which has carpeted stairs rising to the first-floor landing and a door leading to the ground floor accommodation with oak internal doors. The spacious lounge/diner has wooden style flooring, large window to the front aspect, a log burning stove set on a tile hearth, both ceiling and wall light points, and access into the dining room. The dining room has bi-folding doors opening out to the rear garden, and a door leading into the kitchen.

The kitchen has been re-fitted kitchen to include a range of matching wall and base units with wooden worksurfaces over, inset stainless steel sink with drainer and mixer tap over, integrated double oven, and spaces for a undercounter freezer and dishwasher. There is a window to the rear aspect, spotlights to the ceiling, useful understairs storage cupboard ideal as a pantry, and a door to the utility. The utility room has the same matching units, along with space and plumbing for a washing machine and tumble dryer. There is a door leading out to the rear garden, a door into the boiler room which houses the oil-fired central heating boiler, a door to the ground floor shower room, and a door to what was the former garage, which has now been converted to provide a second versatile reception room or even a forth bedroom if required.

Upstairs, there are three bedrooms; two spacious doubles and a smaller single ideal as a single bedroom, home office, or study. There is a modern family bathroom comprising of a low level WC, wash hand basin, L-shaped bath with shower over, wall hung wash basin with vanity unit below, spotlights to the ceiling and an obscured window to the rear aspect.

Outside, to the rear is a decorative stoned area leading to the good sized garden which is predominantly laid to lawn with established, shaped borders containing a large variety of plants and shrubs, plus further seating. To the front of the home is a garden laid to lawn with well stocked established borders. A tarmac driveway provides off road parking for several vehicles and there is a further parking area to the front providing additional off-road parking, allowing parking overall for five/six vehicles in total.

**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

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Oil-fired central heating system

(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 D

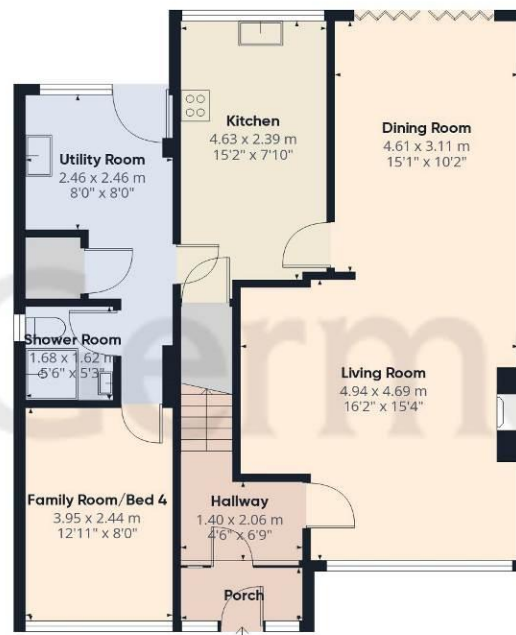
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/01052026









Ground Floor

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

120.5 m<sup>2</sup>

1299 ft<sup>2</sup>



Floor 1

(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.

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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.

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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.

## 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             |         |           |
| 69-80 | C             |         | 73 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 52 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## 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  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



