





Offered with no upward chain, this substantial three-storey property occupies a prominent and highly sought-after position on Uttoxeter High Street.

Providing generous and versatile accommodation throughout, it represents an excellent opportunity for investors or those seeking a large and adaptable home in the heart of the town.

Viewing by appointment only.



Details

The property features six well-proportioned bedrooms, some of which are presently occupied, generating immediate rental income. Offering considerable scope for conversion into a spacious family residence, subject to the necessary consents. Its flexible configuration across three floors allows for a variety of potential uses to suit different needs.

To the rear of the building, there is a low-maintenance gravelled patio garden enclosed by timber fencing with concrete posts, providing a private outdoor area ideal for relaxation or entertaining. The property also benefits from on-street parking to the front and full double glazing throughout, ensuring both comfort and practicality.

Ideally situated within walking distance of Uttoxeter town centre, the property enjoys immediate access to a wide range of local shops, cafés, restaurants, and everyday amenities. Excellent transport connections by both road and rail further enhance its appeal, making this a convenient and well-connected address.

The property is offered on a freehold basis, presenting a rare opportunity to acquire a versatile and substantial building in a central and thriving location.

AML Disclaimer -

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.

All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds.

Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners. These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.

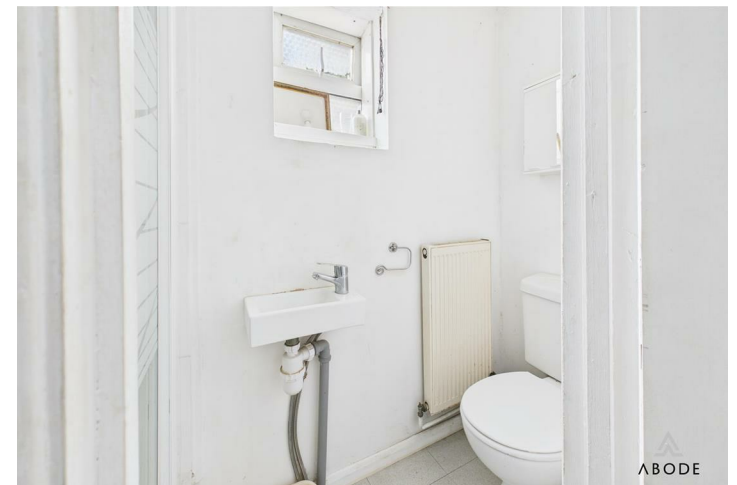
Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

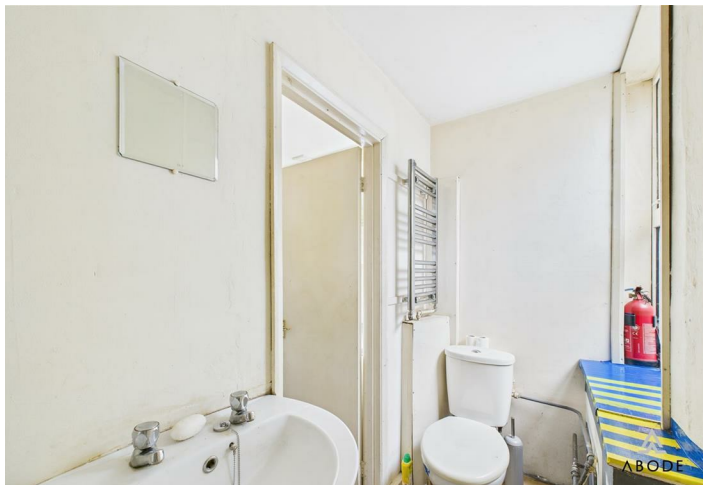
Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

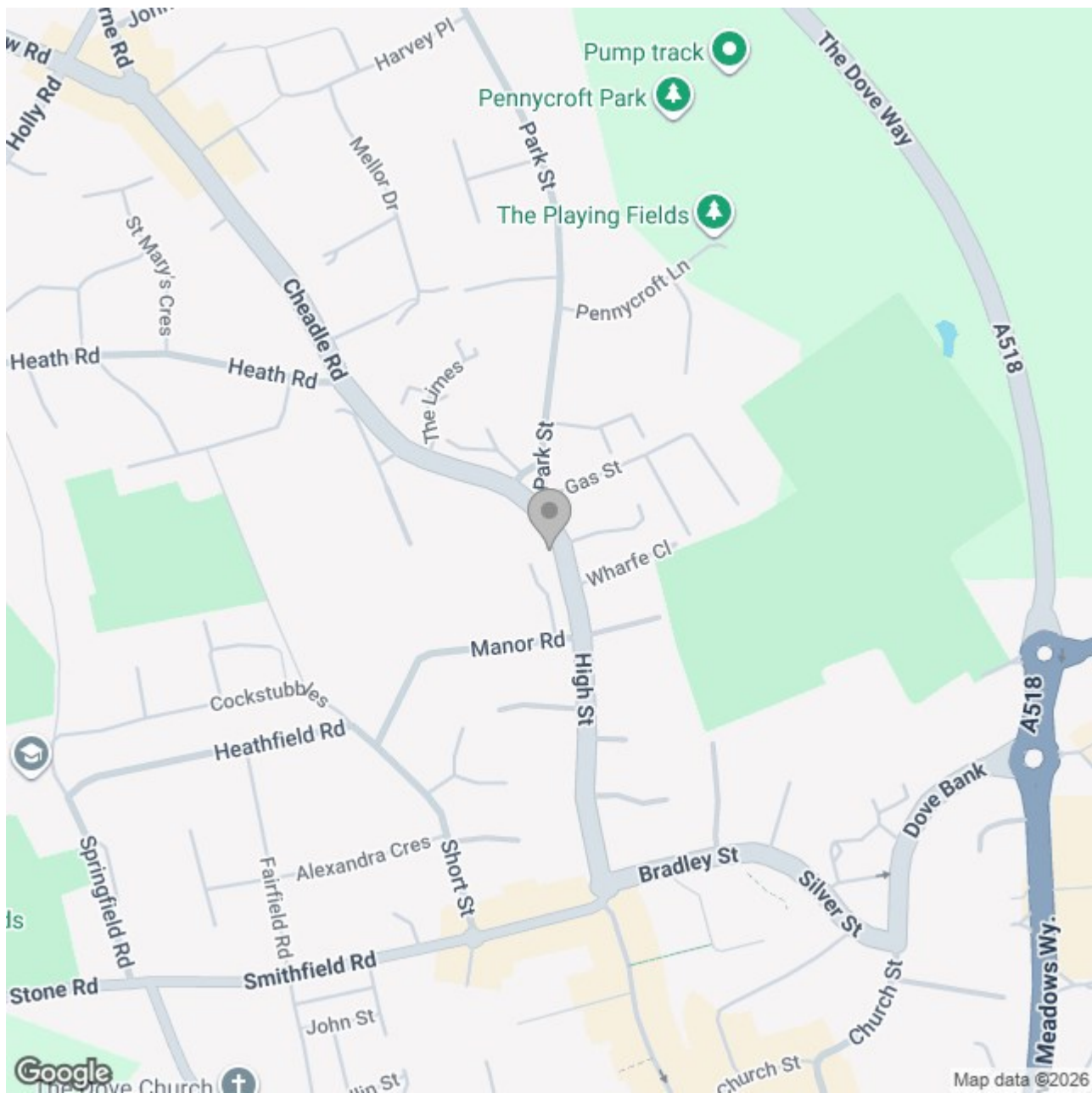
PIF Disclaimer - General











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 