

# Westlands Road

Uttoxeter, ST14 8DH

John German





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£265,000

Extremely well presented and immaculately maintained semi detached home with extended ground floor accommodation plus ample parking to the rear, situated on this highly sought after and well regarded road.

For sale with no upwards chain involved, internal inspection of this impressive traditional home is strongly advised whether looking to make your first step onto the property ladder, or moving up or down the market. Occupying an extremely pleasant plot incorporating ample parking with a carport to the rear located on this sought after road.

The town centre and its wide range of amenities are in close proximity including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the three tier school system, train station, multi screen cinema and the modern leisure centre.

A uPVC part double glazed door opens to the light and airy enclosed porch which has a part obscure glazed door leading to the hall where stairs rise to the first floor and a door leads to the extended ground floor accommodation.

The comfortable lounge has a focal chimney breast with a coal effect gas fire and feature surround, a useful under stairs cupboard and a wide walk-in bay window providing an abundance of natural light.

The impressive extended dining kitchen has an extensive range of base and eye level units with fitted work surfaces and an inset sink unit set below the side facing window, a fitted gas hob with an extractor over, built in double electric oven, an integrated fridge freezer, space for further appliances plus the wall mounted combination gas central heating boiler. A corner fireplace has a log burner set on a slate hearth. Wide glazed doors and matching side panels open to the pleasant family room overlooking the rear garden with uPVC double glazed French doors and windows giving light and direct access to the patio and garden.

Aside hall has a useful walk-in cloaks cupboard and a uPVC part obscure double glazed door to the side plus a further door to the fitted downstairs WC which has a white two piece suite.

To the first floor the landing has access to the loft via a fitted pull down ladder and doors to the three good sized bedrooms and the fitted family bathroom which has a white suite with complementary tiled splash backs and a side facing window.

Outside - To the front is a garden laid to lawn with gated access to the side elevation that has a canopy providing an ideal seating or drying area.

To the rear a patio leads to the pleasant garden mainly laid to lawn having a further paved seating area with timber panel fencing to the sides.

Approached via Back Westlands Road, the driveway provides ample off road parking for several vehicles incorporating a brick pillared carport and space for a garage, that is in need of some attention or removal to provide further parking.

**what3words:** motivator.happier.tailwind

**Note:** There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Traditional      **Parking:** Off road      **Electricity supply:** Mains

**Water supply:** Mains      **Sewerage:** Mains      **Heating:** 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/>

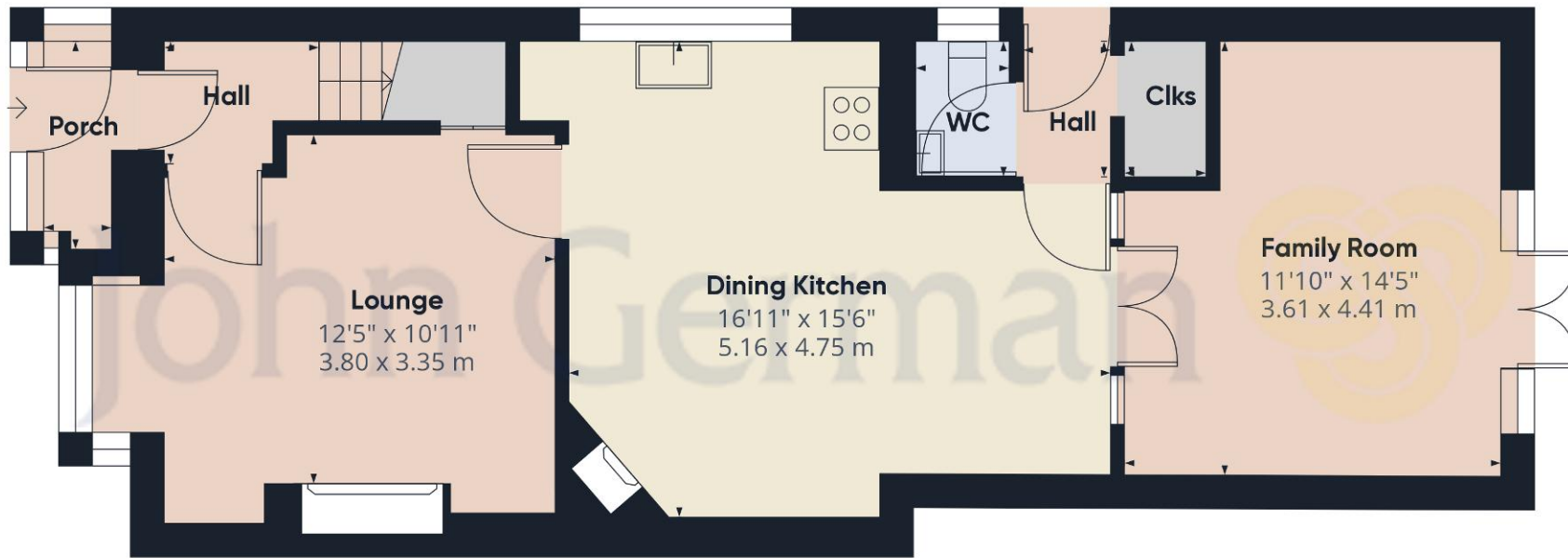
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band B

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

**Our Ref:** JGA/22.02.2024





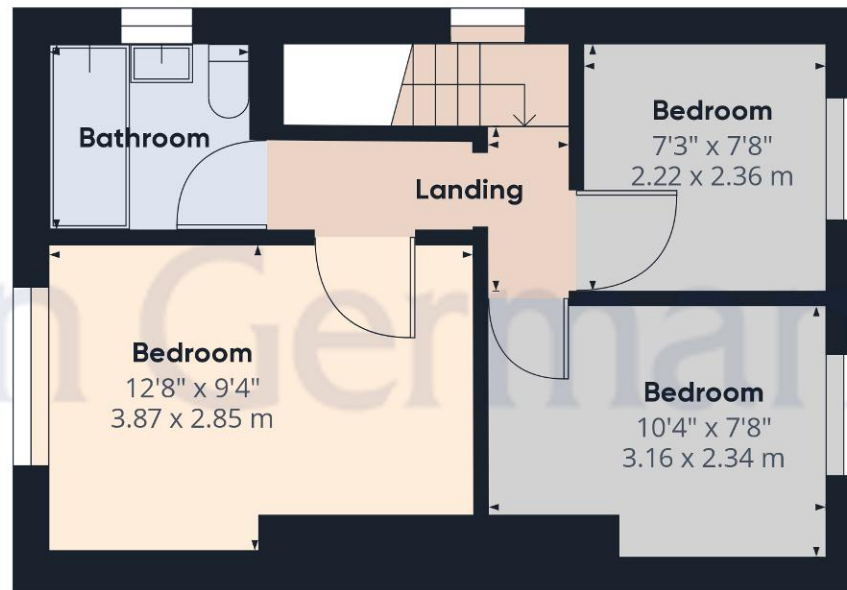


Ground Floor

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

960.29 ft<sup>2</sup>

89.21 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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#### Agents' Notes

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#### Referral Fees

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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