

# Byrds Lane

Uttoxeter, Staffordshire, ST14 7NE

John   
German









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£255,000

Attractive traditional semi detached home with extended ground floor accommodation, immaculately maintained and tastefully presented throughout, occupying a lovely plot on a popular and convenient road.



For sale with no upward chain involved, internal inspection of this delightful traditional home is essential to appreciate the care and attention invested into the property, the extended ground floor accommodation and its retained features and charm plus its delightful southerly facing rear garden. Owned by the same family for over 60 years, consideration is recommended whether looking to make your first step onto the property ladder or for a home move.

Situated on a well regarded road towards the junction with Holly Road providing easy access to local amenities including Tynsel Park First School and convenience shops. The town centre with its wide range of facilities is also nearby.

Accommodation - A timber and part obscure glazed entrance door opens to the extremely welcoming hall which has a beautiful original Minton tiled floor and stairs rising to the first floor. Doors lead to the extended ground floor accommodation and the fitted downstairs WC which has a two piece suite and a side facing window.

The comfortable lounge has a wide walk in bay window to the front providing an abundance of natural light. Glazed double doors and side panels open to the extended dining/sitting room providing ample space for both a dining suite and soft seating, a focal chimney breast has an inset gas log effect stove set on a hearth. A glazed door opens to the kitchen and uPVC double glazed patio doors lead to the brick base and uPVC double glazed constructed conservatory providing additional entertaining space with a lovely view over the garden, having a radiator and French doors opening to the patio and garden.

The extended kitchen has a range of base level units with work surfaces and an inset sink unit set below a window overlooking the garden, a fitted gas hob with extractor hood over, built in double electric oven, an integrated fridge and space for further appliances. Additional light comes from the small side facing window and the uPVC part obscure double glazed door opening to the side carport.

To the first floor the pleasant landing has a side facing window and doors leading to the three bedrooms, two of which can easily accommodate a double bed and furniture. Finally is the fitted family shower room having a white suite incorporating a double shower cubicle with a mixer shower over, complementary tiled splash backs and dual aspect windows.

Outside - To the rear a paved patio provides a lovely seating and entertaining area enjoying a degree of privacy, leading to the southerly facing garden that is predominantly laid to lawn with shrub borders plus a further paved seating area with gravelled borders at the top of the garden. There is also space for a shed. Gated access leads to the front that has a tarmac driveway with gravelled borders extending to the side of the property where there is a carport, all providing off road parking for several vehicles.

**what3words:** perfected.cherub.feasts

**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 & carport

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

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

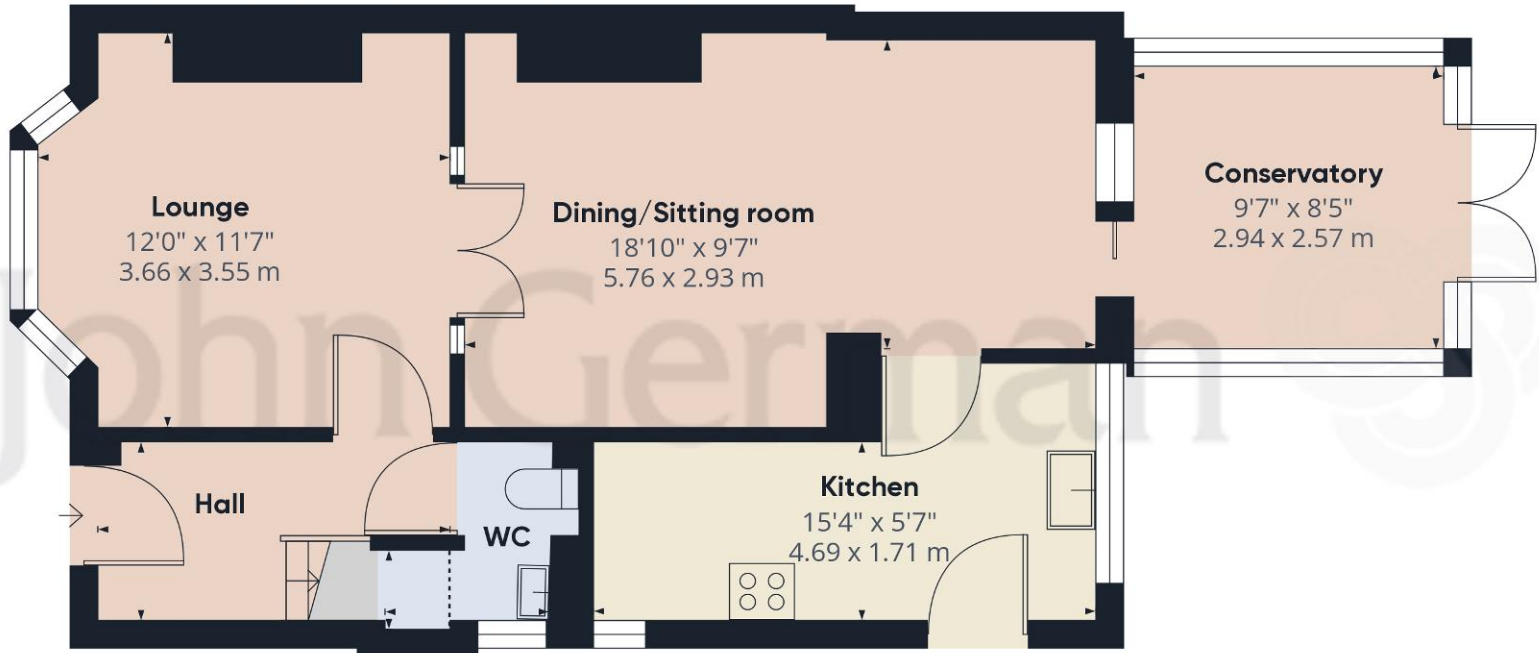
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA190924

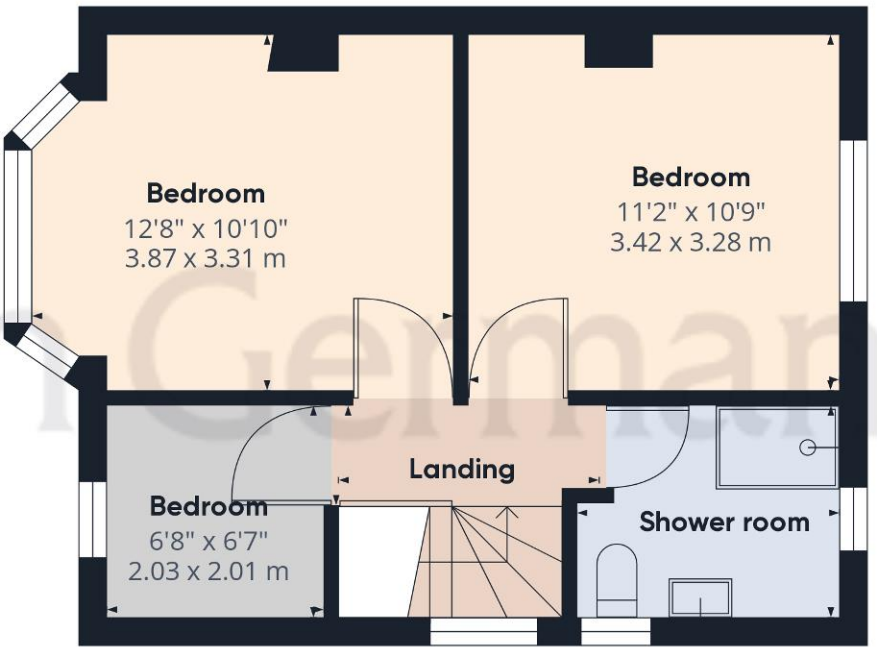








Ground Floor



Floor 1

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

967.03 ft<sup>2</sup>  
89.84 m<sup>2</sup>

**Reduced headroom**

5.81 ft<sup>2</sup>  
0.54 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.





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#### Agents' Notes

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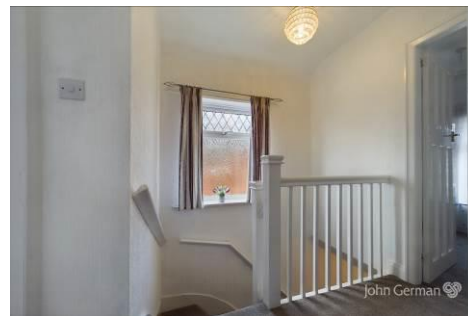
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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**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		84 B
69-80	C	71 C	
55-68	D		
39-54	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  
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