



Substantial traditional semi-detached home in need of updating, providing well-proportioned accommodation and potential, occupying a good size plot with off road parking.

£195,000



For sale with no upward chain involved, viewing of this generously sized traditional style home is highly advised if you are looking for a bit of a project, with a huge amount of potential to make the house your home. An ideal first home or step up or down the property ladder, already having a gas central heating system and double-glazed windows. Situated in the popular area within close proximity to local amenities including convenience shops (including the 'five shops' on Windsor Road), Tynsel Parkes first school and green spaces. The town centre with its wide range of facilities is also within easy reach, as is the A50 dual carriageway linking the M1 and M6 motorways.

A timber and part obscure glazed door and matching side panel opens to the welcoming hallway where stairs rise to the first floor and doors lead to the spacious ground floor accommodation. To the front of the home is the comfortably sized lounge, having a feature original parquet floor and a focal fireplace with a gas point. The dining kitchen extends to the full width of the home at the rear, having patio doors giving direct access to the garden. There is a range of base and eye level units with worktops and an inset sink unit set below the window overlooking the garden, space for a cooker and plumbing for a washing machine, additional appliance space and a useful understairs cupboard/pantry. An enclosed side passage has a door to the garden and further latch doors to useful storage and separate workshop, which provides potential to be converted into a utility room, already having a WC. An enclosed lobby leads to a further enclosed useful storage area, which has a timber door opening to the front elevation.

To the first floor, the landing has a side facing window providing natural light and a built-in airing cupboard. Doors open to the three good size bedrooms, two of which can easily accommodate a double bed. Completing the accommodation is the family shower room, incorporating a panelled shower cubicle with an electric shower over, plus dual aspect windows.

Outside, to the rear, there is a good sized enclosed garden which presently offers 'the good life', with well stocked vegetable and soft fruit beds, a paved seating area adjacent to the patio doors to the dining kitchen, space for a greenhouse and at the top of the garden, a chicken pen and shed. To the front, there are well stocked borders containing a large variety of shrubs and plants, and a tarmac driveway providing off road parking for several vehicles

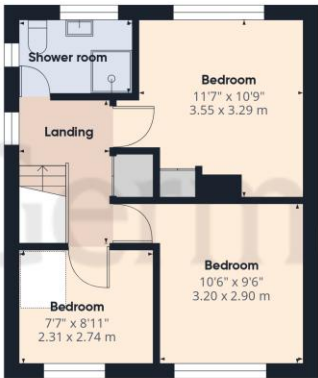
What3words: ///missions.headrest.faster
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Drive
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
(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 B
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk
Our Ref: JGA/01072025

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Ground Floor



Floor 1

John German

Approximate total area^m
958 ft²
88.9 m²

(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.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

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John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

Agents' Notes

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