

Weaver Road

Uttoxeter, ST14 7BE



Extremely attractive traditional bay fronted semi detached home in need of cosmetic improvement occupying a good sized plot on a highly regarded cul de sac.

£250,000



John German

For sale with no upwards chain involved, viewing and consideration of this lovely 1930's semi is highly recommended to appreciate its character, potential to personalise and extend (subject to obtaining necessary planning permission), its good sized plot plus the sought after and highly regarded cul de sac location.

Situated in walking distance to local amenities including convenience shops (including Tesco Express mini supermarket), public houses and open space. The town centre with its wide range of amenities is also within easy reach as is the A50 dual carriageway linking the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - A storm porch with a tiled floor and part obscure glazed entrance door opens to the welcoming hallway having a feature original Minton tiled floor and staircase rising to the first floor plus a side facing window providing additional natural light. Doors lead to the spacious ground floor accommodation and the downstairs WC.

The front facing dining room has a deep walk in bay window providing an abundance of natural light. An arch leads to the well proportioned lounge which has a focal chimney breast and coal effect gas fire with a feature surround, French doors and side lights overlooking the garden and providing direct access to the patio plus a door returning to the hallway.

The kitchen has a range of units with work surfaces and an inset sink unit set below the side facing window, a fitted electric hob with an extractor over and oven under plus additional appliance space. The original quarry tiled floor runs into the utility room which has plumbing for a washing machine and space for further appliances, a rear facing window and a stable style door opening to the patio and garden.

To the first floor the landing has a side facing window providing natural light and doors leading to the three bedrooms, two of which can easily accommodate a double bed and furniture. The fitted family bathroom has a modern white suite incorporating a panelled shower bath with a mixer shower and glazed screen above, complementary tiled splash backs and a side facing window.

Outside - To the rear a paved patio provides a pleasant seating area leading to the good sized long garden which is predominantly laid to lawn with borders containing a large variety of shrubs and plants and space for a summerhouse.

To the front a tarmac driveway with bricked edging and a gravelled bed provides ample off road parking extending to the side of the property where wrought iron gates lead to the detached garage.

what3words: legs.grad.blesses

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 and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains 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

Our Ref: JGA/27062025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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