

# Westlands Road

Uttoxeter, ST14 8DL

John German



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Offers Over £300,000

Attractive traditional semi-detached home with substantially extended and well-planned family sized accommodation, including three double bedrooms and three reception rooms, occupying a pleasant plot and position on the always sought-after road.



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An excellent family sized home suitable whether moving up or down the property ladder, internal inspection and consideration of the substantial traditional home is essential to appreciate its layout and room dimensions, the balance between the ground floor and first floor accommodation, pleasant rear garden, and its exact location.

Situated on the highly regarded and sought-after road providing easy access to the town centre with its wide range of amenities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, doctor surgeries, modern leisure centre and gyms, and the multi-screen cinema. The nearby A50 dual carriageway links the M1 and M6 motorways, plus the cities of Derby and Stoke-on-Trent.

A composite and part obscure double glazed entrance door opens to the central hallway, where stairs rise to the first floor, and doors lead to the spacious ground floor accommodation.

To the right is an extremely versatile reception room, making an ideal sitting/family room/fourth bedroom or workspace depending on your needs, with a front facing window and a door providing direct access to the rear patio.

To the left is the comfortably sized lounge which has a wide walk-in bay window providing ample natural light, and a focal corner chimney breast with a fireplace (please note the gas fire is not operational). A door leads to the well-proportioned dining room provides space for soft seating adjacent to the uPVC double glazed French doors which open to the side patio, and a walk through understairs cupboard leading to the fitted downstairs wc.

Completing the ground floor space is the lovely kitchen, having an extensive range of units with fitted worksurfaces and an inset sink unit set below the window overlooking the rear garden, a fitted gas hob with an extractor hood over and electric oven under, integrated appliances including a dishwasher, washing machine and tumble dryer, and space for an American style fridge/freezer.

To the first floor, the landing has doors leading to the three good sized bedrooms, all of which are able to easily accommodate a double bed and furniture. The impressive rear facing master bedroom has a loft hatch with ladder access to the boarded loft space, plus the benefit of a fitted ensuite bathroom, having a white suite incorporating a corner spa bath, will half tiled walls and a tiled floor with underfloor heating. Finally, there is the fitted family shower room, also having a white suite, incorporating a corner double shower cubicle with an electric shower over and tiled splashbacks, plus a rear facing window.

Outside, to the rear, a paved patio provides a pleasant seating and entertaining area, leading to the good size garden laid to lawn, enclosed by timber panelled fencing. To the front there is a bed, and a tarmacked driveway providing off road parking for several cars.

**What3words:** [///register.elite.finer](https://register.elite.finer)

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

**Our Ref:** JGA/09102025

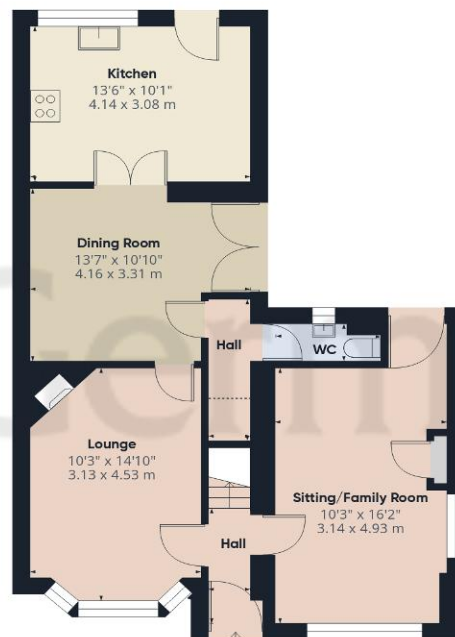
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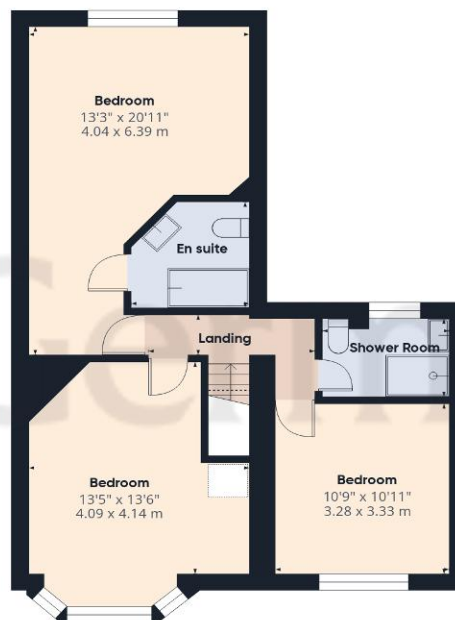








Ground Floor



Floor 1

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

1277 ft<sup>2</sup>

118.8 m<sup>2</sup>

Reduced headroom

7 ft<sup>2</sup>

0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**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		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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