

# Westlands Road

Uttoxeter, ST14 8DH



Attractive traditional bay-fronted semi-detached home with garage to the rear and driveway to the front, situated on the highly sought-after road within easy reach of the town centre.

£235,000



John German

Whether looking for your first home or making a move in the market, viewing of this attractive 1930's home is highly advised recommended to appreciate its room dimensions and its exact position on the highly regarded and popular road.

Situated within easy reach of the convenience shop found on the Bird Land development, and the town centre's facilities including public houses and restaurants, coffee houses and bars, train station, doctor surgeries, modern leisure centre and gyms, and the multi-screen cinema.

Accommodation

A uPVC part double glazed entrance door opens to the hall, where stairs rise to the first floor and a door leads to the ground floor accommodation.

The comfortably sized lounge has a walk-in bay window to the front providing ample natural light, and a focal chimney breast with fitted shelving in the recess to one side. Extending to the full width of the home is the fitted dining kitchen, having a range of base and eye level units with worksurfaces and an inset sink unit below the window overlooking the garden, a fitted gas hob with an extractor hood over, built-in double oven, plumbing for a washing machine and space for a fridge/freezer. In the dining area there is a useful understairs cupboard and a side facing window providing additional natural light.

A rear porch has a uPVC part double glazed door opening to the garden, and a folding door to the downstairs WC which also houses the gas combination central heating boiler.

To the first floor, the landing has a side facing window and access to the loft. Doors lead to the three good size bedrooms and the fitted family bathroom, having a white suite with complimentary tiled walls incorporating a panelled bath with an electric shower over.

Outside

To the rear, a patio provides a pleasant seating and relaxing area, with steps leading to the established lawn with stocked borders, and steps to a further raised seating area with gated access to Back Westlands Road where the detached garage (approx. 4.77m x 3.00m) is accessed. There is also gated access to the front. To the front, there is a wide tarmac driveway with brick edging, providing off road parking.

**What3words:** ///skippers.hasten.stable  
**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 & garage  
**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/300012026

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Ground Floor		Floor 1	
			
		Approximate total area <sup>(1)</sup> 728 ft <sup>2</sup> 67.6 m <sup>2</sup>	
		(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		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

OnTheMarket

rightmove

RICS

aria  
propertymark  
PROTECTED

naea  
propertymark  
PROTECTED

The Property  
Ombudsman

APPROVED CODE  
TRADING STANDARDS UK

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## Agents' Notes

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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.

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