

West Way

Uttoxeter, ST14 7HD



Situated in a popular location close to well regarded schools, together with access to the town centre and including a great garden office/gym, together with entertaining area and the benefit of a solar PV array.

£225,000

John German

An attractive composite double glazed entrance door leads directly into the reception hallway which has a tiled floor, stairs off with balustrade and space below. Immediately to the right is a sitting room with parquet flooring and a period style fireplace having an inset double sided wood burner.

To the rear of the property is a well fitted kitchen/dining room which again has tiled flooring and an attractive range of base and wall units surmounted by solid oak worktops, a peninsular breakfast bar and an inset composite one and half bowl sink and mixer tap with tiled splashbacks. There is an inset stainless steel dual fuel range cooker and integrated dishwasher. The dining area has a feature period cast iron fireplace with the same double sided wood burner, together with built in cupboards to the side and uPVC double glazed patio doors opening directly onto the rear garden.

A side door from the kitchen leads into the entry which has doors to both the front and rear and gives access to a utility room which has a WC, tiled flooring, appliance space and plumbing for washing machine.

To the first floor there is a landing with balustrade, loft access with ladder which is part boarded, together with housing the gas fire boiler and a useful built in store cupboard.

The bathroom has a P shaped bath in tiled surround with thermostatic shower over and glazed screen, pedestal wash hand basin, WC, fully tiled walls and heated towel rail.

There are two good sized double bedrooms and a further useful single bedroom.

To the front of the property is a broad tarmac drive providing ample off road parking space.

At the rear is a landscaped garden with patio and artificial turf areas, and a superb timber garden building which has power, insulation and light being ideal as a gym or home office. It also has a side covered decking area with lighting, being an ideal outdoor entertaining space.

Agents note: There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

Solar PV array with feed in tariff.

(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/>

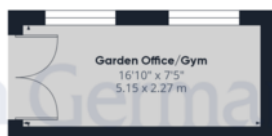
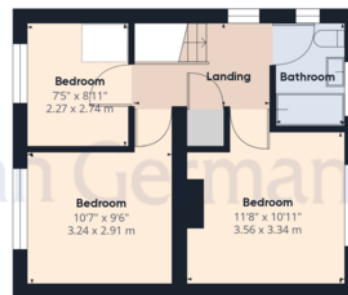
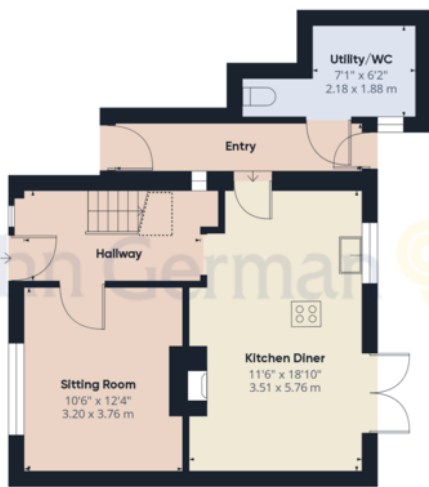
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band A

Useful Websites: www.gov.uk/government/organisations/environment-agency

www.eaststaffsbc.gov.uk

Our Ref: JGA/25062024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.



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Approximate total area⁽¹⁾

1040 ft²
96.62 m²

Reduced headroom

13.92 ft²
1.29 m²

(1) Excluding balconies and terraces

□ Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE 360





Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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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.

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Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

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