



**Valley View Walk, Rocester, Uttoxeter. ST14 5LP**

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## Valley View Walk, Rocester, Uttoxeter

This SPACIOUS mid terrace house situated in popular village of Rocester would ideally suit FIRST TIME BUYERS requiring some cosmetic improvement the accommodation comprises: lounge, kitchen diner and to the first floor three bedrooms and bathroom. Externally there are gardens to the front and rear



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspectors.



Pedestrian access only to the property is via:

**Entrance Door:**

Leading into:

**Entrance Hallway:**

With storage cupboard; stairs to the first floor accommodation; door leading out to the rear elevation; doors off to:

**Kitchen Diner:**

16' 9" max x 15' 2" max ( 5.11m max x 4.62m max )

A fitted kitchen comprising stainless steel sink and drainer set in a base unit; further base and wall units; work surface; space for cooker; plumbing for washing machine; further appliance space; central heating boiler; complementary tiling; double glazed window to the front elevation; pantry shelving.

**Lounge:**

16' 11" x 11' 9" ( 5.16m x 3.58m )

Having glazed patio doors leading out to the rear elevation; feature fireplace housing an open hearth.

**Stairs From The Hallway:**

Leading to:

**First Floor Landing:**

Having loft access hatch having pull down ladder and is boarded; doors off to:

**Bedroom One:**

12' 3" max x 11' 1" max ( 3.73m max x 3.38m max )

With double glazed window to the front elevation.

**Bedroom Two:**

11' 9" max x 11' 3" max ( 3.58m max x 3.43m max )

With double glazed window to the rear elevation.

**Bedroom Three:**

10' 8" max x 7' 4" max ( 3.25m max x 2.24m max )

With double glazed window to the front elevation.

**Family Bathroom:**

Having bath; separate shower cubicle with wall mounted shower; wash hand basin; low level. w.c.; part tiled walls.

**Gardens:**

Pedestrian access leading to the front garden which is landscaped with raised beds having flower and shrub plantings, lawned area, central paved path and timber fenced boundaries. The rear garden is mainly laid to lawn with patio area and hedge boundaries.

**Please Note:**

This property is of non-standard construction which may need to be declared to a mortgage lender. Solar panels are owned by the Vendor.

Photographs may have been taken using a wide angle lens.



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## Valley View Walk, Rocester Uttoxeter

- Council Tax Band A - Spacious Mid Terrace.
- Popular Village Location
- Lounge. Kitchen. Three Bedrooms. Bathroom
- Fantastic FIRST TIME BUY
- Gardens to Front and Rear

Tenure: Freehold EPC Rating: D

offers in the region of

**£169,950**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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