



**Coronation Crescent, Rocester, Uttoxeter. ST14 5LD**

**welcome to**

## **Coronation Crescent, Rocester, Uttoxeter**

Mid terrace property situated in the village of Rocester which benefits from local amenities in brief comprises: lounge diner and kitchen and to the first floor three bedrooms and shower room. Externally to the front the driveway provides off road parking and hard landscaped garden to the rear.



Access to the property is gained via driveway providing off road parking leading to:

**Entrance Door:**

Leading into:

**Entrance Porch:**

With windows to the front elevation; door leading into:

**Hallway:**

With stairs to the first floor accommodation; doors off to:

**Lounge Diner:**

Having window to the front elevation; French doors leading out to the rear elevation; central heating radiator.

**Kitchen:**

A fitted kitchen comprising sink and drainer set in a base unit; further base and wall units; work surface; cooker with hob; plumbing for washing machine; further appliance space; central heating radiator; window to the rear elevation; door leading to:

**Outbuilding:**

With door leading to the rear elevation; door leading into:

**W C:**

With low level wc; window to the side elevation.

**Stairs From Hallway:**

Leading to:

**First Floor Landing:**

With doors off to:

**Shower Room:**

Having shower cubicle with wall mounted shower; wash hand basin; low level wc; two windows to the rear elevation.

**Bedroom:**

With window to the front elevation.

**Bedroom:**

With window to the front elevation.

**Bedroom:**

With window to the rear elevation.

**External:**

To the front the driveway provides off road parking with shrub plantings. The rear garden is hard landscaped.

**Please Note:**

Photographs may have been taken using a wide angle lens. Council Tax Band A



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## Coronation Crescent, Rocester Uttoxeter

- Mid Terrace Property
- Village Location
- Three Bedrooms. Shower Room
- Lounge Diner. Kitchen
- Outbuilding. Driveway. Rear Garden

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

**£220,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
UTR109747 - 0002

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