









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





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

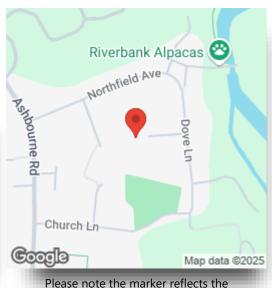
Council Tax Band: A

£210,000









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Property Ref: UTR109747 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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postcode not the actual property

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