

Westlands Road

Uttoxeter, ST14 8DH

John 
German





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£285,000

Attractive Traditional Bay Fronted Semi-Detached Home with Extended Ground floor Accommodation, Presented and Maintained to a superior Standard, with Parking & a Garage at the Rear. Situated on the Highly Regarded and Sought-After Road Within Easy Reach of the Town Centre & Amenities.

Viewing and consideration of this delightful 1930's traditional home is strongly recommended whether moving either up or down the property ladder, or for your first home. Tastefully presented and superbly maintained, the property benefits from a ground floor rear extension providing an extremely spacious open plan living dining kitchen, a useful boot room/porch and a downstairs wc. Pleasantly combining its original internal features with modern living, the home also benefits from a landscaped rear garden, parking and a detached garage to the rear.

Situated on the well respected and desirable road which offers easy access to local amenities including the open spaces and the convenience shop found on the Bird Land development, and walking distance to the town centre with its wide range of facilities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, doctor surgeries, modern leisure centre and gyms, and the multi-screen cinema.

Accommodation A replacement composite and part obscured double glazed door opens to the welcoming hallway, providing a lovely introduction to the home with stairs rising to the floor, a side facing window offering additional natural light, and doors to the extended ground floor accommodation.

To the front the comfortably sized lounge has a wide walk-in bay window providing ample natural light with fitted feature shutters, plus a focal chimney breast with a log burner set on a tiled hearth and a timber mantel. The rear hub of the home and the centre point for daily life is the impressive open living dining kitchen which extends to the full width of the home and benefits from a rear extension, offering ample space for both a dining suite and soft seating with wide uPVC double glazed French doors overlooking the garden and a focal chimney breast with an electric log burner set on a quarry tiled hearth. There is an extensive range of base and eye level units with fitted timber worktops and an inset ceramic Belfast sink set below the window overlooking the garden, a fitted gas hob with an extractor hood over and an electric oven under, an integrated dishwasher and fridge/freezer, plumbing for a washing machine, a useful understairs cupboard and a side facing windows offering an additional light. The rear porch/boot room provides an excellent introduction to the home if you enter from the parking and garden, with ample space for your coats and shoes plus underfloor heating running into the downstairs wc which has white modern two-piece suite.

Upstairs the first-floor landing has a side facing window providing natural light and doors leading to the three bedrooms, two of which can easily accommodate a double bed and furniture, with bedroom three currently used as a home office. Completing the accommodation is the fitted family bathroom which has modern white suite with complimentary tiling incorporating a panelled shower bath with a mixer shower and a glazed screen above.

Outside: To the rear the delightful landscaped garden has a spacious porcelain paved patio providing a lovely space to relax, entertain and/or dine leading to the lawn with well stocked beds and borders containing a variety of shrubs and plants., enclosed to three sides. A gate at the bottom of the garden opens to the double width driveway accessed via Back Westlands Road, also having the advantage of a detached brick built garage which has an up & over door, and a personnel door to the garden. To the front the is garden laid to lawn with well stocked borders, offering potential to create off road parking (subject to obtaining the necessary planning permission).

W3W – teardrop.tailed.cured

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:** Mains gas (Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

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

Our Ref: JGA12102026

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.





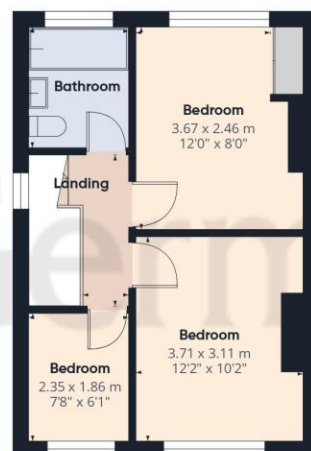


Ground Floor

Approximate total area^m

80.8 m²

870 ft²



Floor 1



(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.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, 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. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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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.

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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