



**Byrds Lane, Uttoxeter. ST14 7LW**



**welcome to**

## **Byrds Lane, Uttoxeter**

EARLY VIEWING is considered essential to appreciate the size and standard of this detached family home has accommodation comprising: lounge, kitchen diner and conservatory, three bedrooms and family bathroom. Externally driveway to front, Home Office and SOUTH FACING REAR GARDEN.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.frostagent.com](http://www.frostagent.com)



Access to the property is gained via:

**Entrance Door:**

Leading into:

**Lounge:**

14' 9" max x 14' 9" ( 4.50m max x 4.50m )  
Having double glazed bow window to the front elevation; feature fireplace housing a electric fire; stairs to the first floor accommodation; central heating radiator; French doors leading into:

**Kitchen Diner:**

14' 9" x 8' 5" ( 4.50m x 2.57m )  
A fitted kitchen comprising one and a half bowl composite sink and drainer set in a base unit; further base, drawer and wall units; complementary work surface; integrated electric oven with gas hob and cooker hood over; space for an American style fridge freezer; plumbing for washing machine; complementary tiling; double glazed windows to the rear and side elevations; central heating radiator; wood effect flooring; double doors leading into:

**Conservatory:**

10' 8" x 8' 11" ( 3.25m x 2.72m )  
Being of uPVC construction on a dwarf brick wall having tiled floor; double doors leading out to the rear garden.

**Stairs From The Lounge:**

Leading to:

**First Floor Landing:**

With double glazed window to the side elevation; doors off to:

**Bedroom One:**

12' 9" max x 8' 5" ( 3.89m max x 2.57m )  
Having double glazed window to the front elevation; central heating radiator; fitted wardrobes.

**Bedroom Two:**

10' 7" max x 8' 2" ( 3.23m max x 2.49m )  
With double glazed window to the rear elevation; central heating radiator; fitted wardrobes.

**Bedroom Three:**

8' 6" x 6' 1" ( 2.59m x 1.85m )  
With double glazed window to the front elevation; central heating radiator.

**Family Bathroom:**

Having bath with wall mounted shower over and side screen; low level wc and wash hand basin set in a vanity unit; double glazed window to the rear elevation; heated towel rail.

**Home Office / Store:**

9' 3" x 5' 5" ( 2.82m x 1.65m )  
Insulated unit with WIFI connections; power and lighting, to the rear having ample storage.

**Gardens:**

To the front of the property is a driveway providing off road parking for several vehicles and having timber fenced boundary. There are double gates leading to the side elevation which is hard landscaped and leads to the rear garden which is laid to lawn with timber decked patio area and having timber fenced boundaries.

**Please Note:**

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



**view this property online** [bagshawsresidential.co.uk/Property/UTR109629](https://bagshawsresidential.co.uk/Property/UTR109629)



welcome to

## Byrds Lane, Uttoxeter

- Detached Family Home
- Three Bedrooms. Family Bathroom
- Home Office
- Delightful South Facing Garden
- 

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

offers over

**£270,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [bagshawsresidential.co.uk/Property/UTR109629](https://bagshawsresidential.co.uk/Property/UTR109629)



Property Ref:  
UTR109629 - 0006

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.

Bagshaws Residential is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



bagshaws residential



**01889 567567**



[Uttoxeter@bagshawsresidential.co.uk](mailto:Uttoxeter@bagshawsresidential.co.uk)



17 High Street, UTTOXETER, Staffordshire, ST14 7HP



**[bagshawsresidential.co.uk](https://bagshawsresidential.co.uk)**