

Wilsford Avenue

Uttoxeter, ST14 8XG



An attractive three bedroom detached family home located in a popular small development of homes nestled next to Uttoxeter racecourse and being just a short walk from the town centre & amenities.

£310,000

John German 

John German are delighted to offer to the market this generously sized three bedroom detached family home situated on this small popular development on the edge of the town centre within easy walking distance to its wide range of amenities including several supermarkets and independent shops, Uttoxeter race course, public houses and restaurants, coffee houses and bars, train station, schools, multi-screen cinema and a modern leisure centre.

Internally the property comprises of a newly fitted composite entrance door opening into the hallway with wooden effect laminate flooring flowing throughout, with doors leading off into the guest cloakroom, family room, lounge/diner, opening into the kitchen and carpeted stairs rising to the first floor landing. The newly fitted kitchen features a range of matching contemporary wall and base units with worksurfaces over, tiled splashbacks, under counter lighting and a range of integrated kitchen appliances, there is a window to the front aspect, modern grey flooring, UPVC double glazed door to the side aspect and a ceiling light point. The guest cloakroom comprises of a low-level WC, wash hand basin, half tiled walls, chrome heated towel rail, and a ceiling light point. The converted garage is a now an excellent versatile second reception room fitted with a utility area and would also create a great family room, study or home office. Spanning the full width of the house is the lounge/diner with gas feature fireplace with coals and Adam style surround, part carpeted, part laminate flooring, window to the rear elevation and uPVC double French doors leading to the rear patio.

Upstairs on the first floor landing there is a double glazed frosted window to the side elevation, access into the boarded loft space loft hatch with pull down ladders, and doors leading off to the three bedrooms and family bathroom, all three bedrooms could accommodate a double bed and the larger master bedroom benefits from a generous selection of newly installed fitted wardrobes, carpeted flooring, window to the rear aspect, ceiling light point and its own en-suite shower room. The other two bedrooms are serviced by the spacious family bathroom and comprises of low level WC, wash hand basin, panelled bath with mixer tap and a shower cubicle with folding glass screen.

Outside - To the front elevation is a tarmac driveway providing off-road parking for two vehicles, Gated side entry leads to a spacious patio seating area, and garden laid to lawn.

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: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: 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 D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA11032025

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.

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		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



John German
 9a Market Place, Uttoxeter, Staffordshire, ST14 8HY
 01889 567444
 uttoxeter@johngerman.co.uk

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.

Referral Fees
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.
Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | Derby | East Leake | Lichfield
 Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent