



## 14 Westlands Road , Uttoxeter, ST14 8DH

A beautifully presented and extended three-bedroom semi-detached home, occupying a generous plot with a substantial rear garden and excellent off-street parking. This charming property effortlessly combines character features with modern finishes, offering versatile reception space, a contemporary kitchen with separate utility area, and well-proportioned bedrooms. Positioned within a well-established residential location, this is a superb opportunity for families seeking space both internally and externally.

Asking Price £259,950

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## Accommodation



Directions



## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	