Mosley Drive

Uttoxeter, ST14 7EZ







Traditional semi-detached home providing well-proportioned accommodation, in need of some cosmetic updating but benefitting from a refitted family bathroom, with a long rear garden and off-road parking to the front.

£225,000

John German

For sale with no upwards chain involved, viewing of this substantially built property is highly recommended to appreciate the potential to move straight in and then make it your own home, ideal whether looking to make your step onto the ladder or a home move, already benefitting of a gas combination central heating system and double glazing, and a newly refitted family bathroom. Occupying a good-sized plot with a long rear garden offering scope to re-landscape to your requirement, with a driveway to the front providing parking for several vehicles.

Situated in a popular area of Uttoxeter within close proximity of local amenities including 'the 5 shops' found on Windsor Road and Tynsell Parkes first school, the town centre is also within easy reach 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 uPVC part obscure double glazed entrance door and side panel opens to the welcoming hallway, having stairs rising to the first floor with storage space below, and doors leading to the spacious ground floor accommodation.

The generously sized lounge has a front facing window allowing the afternoon sun to pour in, and a focal chimney breast with a coal effect gas fire and feature surround. To the rear, the fitted dining kitchen extends to the full width of the home, with a range of base and eye level units with worktops and an inset sink unit set below the window overlooking the patio and garden, space for a gas cooker, plumbing for a washing machine and space for a fridge/freezer. In the dining area part glazed folding doors open to the conservatory which overlooks the garden and provides additional living space, with a tilt and slide patio door opening to the outside.

A glazed door in the kitchen area opens to the useful side passage which has doors to both the front and rear elevations, a range of units with a fitted worktop, and two useful brick-built stores.

Upstairs the landing has a built-in cupboard housing the combination central heating boiler, access to the loft and a side facing window providing natural light. Doors lead to the three good sized bedrooms, two of which can easily accommodate a double bed and having fitted wardrobes. Completing the accommodation is the newly refitted family bathroom with complementary fully tiled walls, having a white three-piece suite incorporating a panelled bath with an electric shower and a glazed screen above, plus dual aspect windows.

Outside - To the rear a good-sized paved patio provides a lovely seating and entertaining area with a trellis fence and rose arch leading to a garden laid to lawn. Stepping stones lead to a wrought iron gate opening to hard landscaped area with space for a shed and storage, and then an additional lawned area. All in all, a fabulous space enclosed to three sides.

To the front wrought iron double gates and a pedestrian gate open to a block paved driveway providing off road parking for several vehicles.

W3W: wired.tangent.sleeper
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
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 A
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/09102026
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.




John German


John German


John German


John German


John German

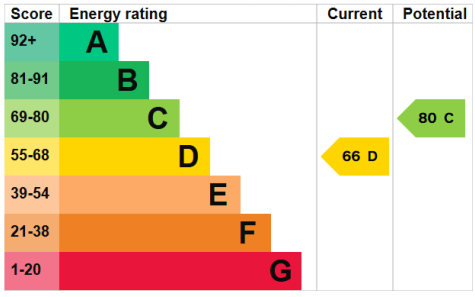












John German
9a Market Place, Uttoxeter, Staffordshire, ST14 8HY
01889 567444
uttoxeter@johngerman.co.uk

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.