

Byrds Lane

Uttoxeter, Staffordshire, ST14 7NT



Well maintained traditional style double fronted home providing deceptively spacious accommodation, suited for a variety of buyers with a good-sized rear garden and off road parking to the front.

£190,000



John German

For sale with no upwards chain involved, viewing and consideration of this lovely home is strongly recommended whether looking for your first home, moving up or down the property ladder or for a buy to let investment. In good order throughout but also providing scope for personalisation, the property has a combination gas central heating boiler and uPVC double glazing.

Situated in a popular area of Uttoxeter, in walking distance of local amenities including schools and shops, the town centre is also close by with its wide range of amenities which include several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, train station, modern leisure centre and a multi-screen cinema. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - A uPVC part obscure double glazed entrance door leads to the welcoming extended hall where stairs rise to the first floor and doors lead to the spacious ground floor accommodation.

The lounge extends to the full depth of the property and has a focal coal effect gas fire with feature surround, French doors opening to the rear garden and a deep walk-in bay window to the front.

On the opposite side of the hall is the dining room which has a front facing window and double doors opening to the fitted kitchen which has a range of base and eye level units with worktops and inset sink unit set below one of the two rear facing windows, fitted gas hob with extractor over and built-in oven and space for further appliances. A door leads to the useful utility area which has storage units and space for appliances, doors opening to both the front and rear elevations plus a further door to the downstairs WC.

To the first floor the pleasant landing has a rear facing window and built-in airing cupboard housing the combination central heating boiler. Doors open to the three good sized bedrooms, two easily able to accommodate a double bed, the master bedroom having a walk-in wardrobe with its own front facing window.

Completing the accommodation is the fitted family shower room which has a three-piece suite with tiled splash backs incorporating a three-quarter shower cubicle.

Outside - To the rear a large block paved patio provides a lovely entertaining area leading to the good sized garden which is mainly laid to lawn with gravelled borders and circular beds plus a useful storage area which was previously used as an aviary.

To the front is a gravelled garden with shrubs and a double width block paved driveway which provides off road parking.

Note: The property has solar panels, we are advised there is a 25-year lease from September 2014 with A Shade Greener. These panels provide a daily allowance of free electricity but no feeding tariff.

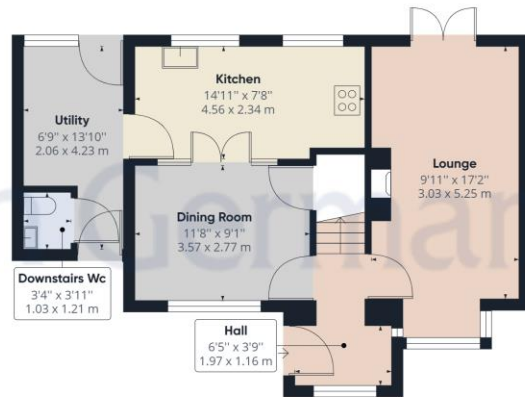
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

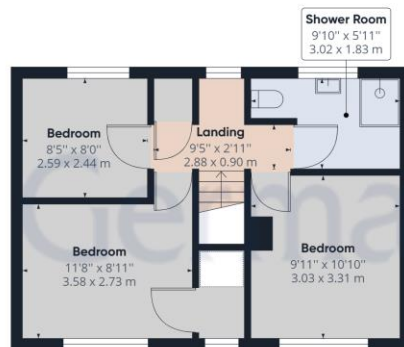
Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk

Our Ref: JGA/03032022

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B



Ground Floor Building 1



Floor 1 Building 1

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Approximate total area⁽¹⁾
950.07 ft²
88.26 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



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Agents' Notes

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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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