

Westlands Road

Uttoxeter, ST14 8DL



Attractive traditional bay-fronted semi-detached home with extended ground floor accommodation, in need of some cosmetic updating programme. Occupying a lovely corner plot with parking & a garage to the rear, on a sought-after and well-regarded road.

£220,000



John German

For Sale with no upwards chain, viewing of this handsome home is highly recommended to appreciate the potential to personalise, remodel or extend (subject to obtaining the necessary planning permission) to make it your own. A super project whether looking for your first home or downsizing, with ample off-road parking for several vehicles and a detached garage to the rear.

Situated on a highly respected and desirable road providing easy access to local amenities including green space and the convenience shop found on the Bird Land development, and the town centre with its wide range of facilities including several supermarkets and independent shops, public houses and restaurants, coffee houses and bars, the three tier school system, train station, doctor surgeries, modern leisure centre and gyms, Your Padel club and the multi-screen cinema.

Accommodation - A composite and part obscure double glazed entrance door leads to the hall, where stairs rise to the first floor and a door opens to the extended ground floor accommodation.

To the front is the generously sized lounge which has a focal corner chimney breast with a brick fireplace surround, and a wide walk-in bay window allowing natural light to flood in. The dining room extends to the full width of the home, also having a corner chimney breast with the solid fuel central heating boiler set on a tiled hearth, a useful understairs with a window, and a side facing window.

The kitchen has a range of base and eye level units with worksurfaces and a stainless-steel sink unit, space for an electric cooker, plumbing for a washing machine and space for a fridge/freezer, plus a rear facing window overlooking the garden. A stable style door leads to the rear porch which has a part obscure double-glazed door and matching side panel opening to the rear garden, and a door to the bathroom having a white three-piece suite with matching tiled splashbacks.

To the first floor the landing has a side facing window and a loft hatch. Doors open to the three bedrooms, with the spacious front facing master extending to the full width of the home providing ample space for a double bed and furniture, with a wide walk-in bay window.

Outside - The property occupies a good sized corner plot with a paved patio to the rear providing a pleasant seating area, leading to the garden laid predominantly to lawn wrapping around to the side and front of the home, providing a great amount of space, with a shed, well stocked beds and established hedges to two sides.

The plot provides potential to further extend the property, subject to obtaining the necessary planning permission.

At the rear of the plot is a tarmac driveway providing off-road parking for numerous vehicles and a detached garage, having an up and over door and window.

W3W: island.dustbin.cello

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 & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Solid fuel

(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 C

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

Our Ref: JGA/10092026

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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area²

85.8 m²
923 ft²

Reduced headroom

0.5 m²
5 ft²

(1) Excluding balconies and terraces

Reduced headroom

Balcony 1.5 m x 5 ft

Calculations reference to the IACS 1945
3C standard. Measurements are
approximate and not to scale. This
Floor plan is intended for illustration
only.

GRAPHIC 360





Agents' Notes

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