

Woodseat Grove

Rocester, Uttoxeter, ST14 5NA



Modern semi detached home suitable for a variety of buyers occupying a pleasant position on this popular cul de sac within walking distance to village amenities.

NO UPWARD CHAIN

£180,000



John German 

For sale with no upward chain involved, viewing of this lovely home is strongly recommended whether looking to make your first step onto the property ladder, a downsize or lock and leave bolthole or for a buy to let investment. Situated in a quiet cul de sac within this popular village, its amenities are close by including a convenience shop, schools including the JCB Academy, public houses, doctors' surgery, florist, village hall, church and fish and chip shop. The world headquarters of JCB are also within walking distance with its lovely lakes as well as walks through surrounding countryside. The towns of Uttoxeter and Ashbourne are both within easy commutable distance as is the A50 dual carriageway linking the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

Accommodation - A canopy porch and part obscure double glazed entrance door opens to the welcoming hall where stairs rise to the first floor and doors lead to the ground floor accommodation and the fitted guest's cloakroom/WC.

Spanning the full width at the rear is the lounge/dining room having wide patio doors opening to the pleasant garden plus a useful under stairs cupboard housing the central heating boiler.

The fitted kitchen has a feature 'nosey parker' bay window providing natural light plus a range of base and eye level units with work surfaces, inset sink unit, fitted LPG hob with electric oven under, space for appliances and a tiled floor.

To the first floor landing is a side facing window and a ccess to the loft. Doors lead to the two good sized bedrooms, the front facing master bedroom has a built in double wardrobe and further airing cupboard while the rear facing bedroom enjoys a pleasant outlook.

Completing the accommodation is the fitted bathroom which has a white three piece suite with complementary tiled splash backs plus a mixer tap and shower attachment above the panelled bath.

Outside - To the rear a paved patio provides a lovely entertaining area leading to a garden laid to lawn enclosed to three sides by timber fencing with gated access to the drive.

To the front is a garden laid to lawn extending to the side elevation. A block paved driveway provides off road parking for several vehicles.

what3words: presumes.stub.hiring

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

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

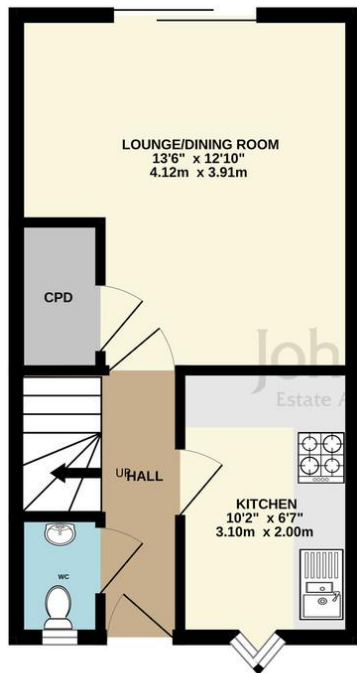
Useful Websites: www.eaststaffs.gov.uk

www.gov.uk/government/organisations/environment-agency

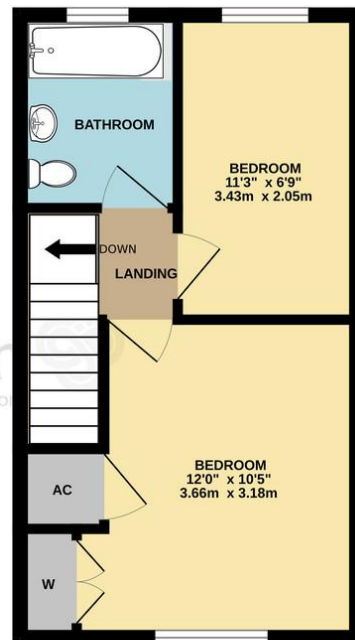
Our Ref: JGA/22052023

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

GROUND FLOOR



1ST FLOOR







Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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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.

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