

# Weaver Road

Uttoxeter, ST14 7BE

John   
German






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£280,000

A photograph of a well-maintained garden. In the foreground, there is a green lawn. To the left, there are yellow and pink flowers. In the center, there is a flower bed with various plants, including a large bush of pink roses. To the right, there is a patio area with a wooden fence, a white umbrella, and a small table. The background shows a house with a red roof and a chimney, partially obscured by trees and hedges. The sky is blue with white clouds.

**Attractive traditional bay fronted semi detached home with immaculately maintained and presented accommodation, occupying a beautiful and good sized plot on this well regarded and sought after cul de sac.**

Whether looking to move up or down the property ladder, viewing of this impressive home is strongly recommended to appreciate its condition, lovely plot and its exact position.

Situated on a desirable cul de sac within close proximity to amenities including convenience shops and a public house, the town centre and its wide range of amenities are also easily reached. The nearby A50 dual carriageway links the M1 and M6 motorways plus the cities of Derby and Stoke on Trent.

**Accommodation** - A traditional arched storm porch with a uPVC part obscure double glazed entrance door opens to the welcoming hall which has a lovely wooden strip floor and stairs rising to the first floor with a storage cupboard beneath. A side facing window provides light and there is also a further built in cupboard.

To the front is the lovely generously sized lounge which has a wide walk in bay window providing an abundance of natural light, continuation of the wooden strip floor and a focal marble fireplace and hearth with a coal effect gas fire. Part glazed double doors open to the impressive semi open plan dining kitchen, the wooden strip floor flowing into the dining area and the kitchen has a tiled floor. A range of base and eye level units have timber worktops and an inset sink unit set below a side facing window in addition to a rear facing window. There is space for a gas range stove with an extractor hood over, integrated dishwasher plus space for further appliances. A door returns to the hall and the dining area has double French doors opening to the pleasant brick base and uPVC double glazed constructed conservatory providing further living space with power points, tiled floor and French doors opening to the patio and garden.

To the first floor the landing has a side facing window and doors leading to the three bedrooms, two of which can easily accommodate a double bed and furniture plus the fully tiled family bathroom which has a white three piece suite incorporating a panelled bath with an electric shower and fitted glazed screen above. The airing cupboard housing the wall mounted combination gas central heating boiler (installed in February 2023).

**Outside** - To the rear a block paved patio provides a lovely entertaining area with a dwarf wall leading to the well tended long garden laid mainly to lawn with brick edging and shaped borders containing a large variety of shrubs and plants. A further block paved seating area is located at the bottom of the garden, all enclosed to three sides with gated access to the driveway.

To the front is a well stocked border and a block paved driveway providing off road parking extending to the side of the property and to the detached garage which has a pedestrian door to the garden.

**what3words:** uplifting.toasters.moped

**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](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffsbcc.gov.uk](http://www.eaststaffsbcc.gov.uk)

**Our Ref:** JGA/20062023

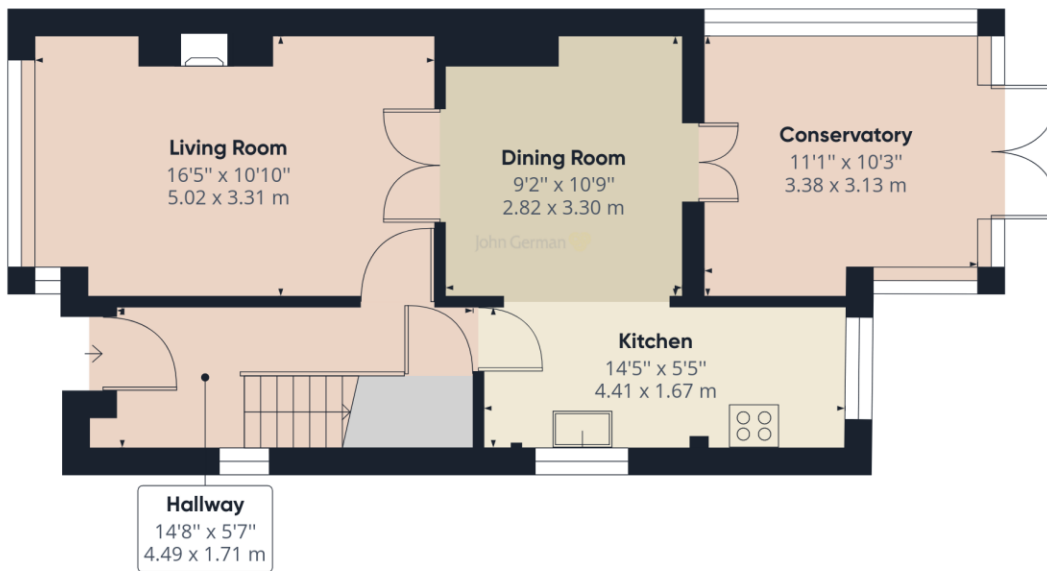
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band B



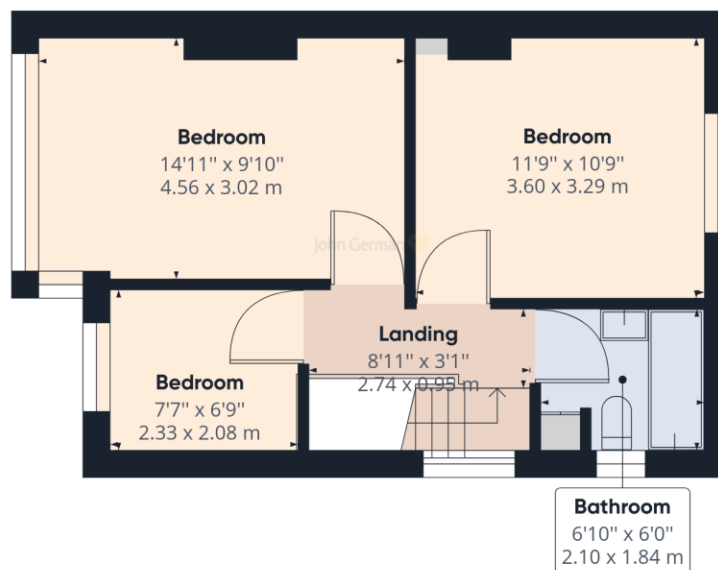


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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

971.36 ft<sup>2</sup>

90.24 m<sup>2</sup>

(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.

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### 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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