

Byrds Lane
Uttoxeter, ST14 7NE



Attractive traditional semi detached home providing well proportioned accommodation occupying a fabulous plot on this well regarded road, within easy reach of the town centre and amenities.

NO UPWARD CHAIN

£230,000

John German 

For sale with no upward chain involved, viewing and consideration of this substantial red brick home is strongly advised to appreciate its room dimensions and layout, its good sized plot providing potential for extension (subject to obtaining necessary planning permissions), scope for personalisation and its location. An ideal first home or for those looking to move up or down the property ladder.

Situated on a well regarded road towards Holly Road, local amenities are in close proximity including Bramshall Road park and schools, the town centre and its wide range of amenities are also within easy reach.

Accommodation - A traditional tiled storm porch with a composite part obscure double glazed entrance door and side light opens to the welcoming central hall where stairs rise to the first floor and doors lead to the spacious ground floor accommodation.

To the right is the generously sized lounge which extends to the full depth of the home, having dual aspect windows providing ample natural light and a focal stone effect fireplace and display plinth with a coal effect gas fire set on a hearth.

The good sized dining room could easily be used as a sitting room if desired, having a focal gas fire in tiled surround, useful built in storage cupboard plus a rear facing window overlooking the pleasant garden and French doors leading to the patio.

Positioned to the front of the property is the fitted kitchen which has a range of base and eye level units with work surfaces and inset sink unit set below the window, fitted gas hob with extractor over and gas oven under, additional appliance space and a feature red quarry tiled floor. A useful door gives access to the garage.

On the first floor landing is a rear facing window and doors leading to the three good sized bedrooms, two being able to easily accommodate a double bed and have built in wardrobes while bedroom three houses the airing cupboard. Completing the accommodation is the fitted family bathroom which has a coloured three piece suite with an electric shower above the panelled bath, and fully tiled walls.

Outside

To the rear a wide paved patio with brick edging provides a lovely entertaining area leading to the good sized garden which is mainly laid to lawn, enclosed to three sides by a mixture of panelled fencing and established hedges.

To the front is a lovely garden laid to lawn with well stocked shaped borders enclosed to three sides. A wide tarmac drive provides ample parking for several vehicles leading to the good sized attached garage having power, an up and over door, pedestrian doors to both the front and rear elevations and access to a useful store room and gardeners/downstairs WC.

what3words: miss.afternoon loaf

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.

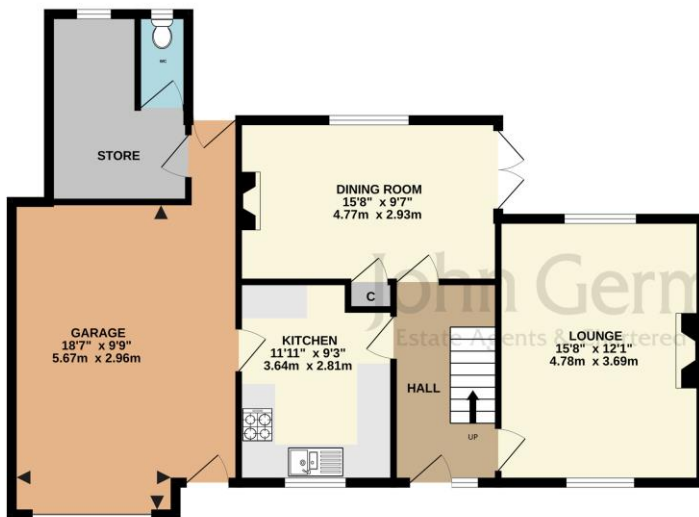
Useful Websites: www.eaststaffsbc.gov.uk

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

Our Ref: JGA/12072023

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

GROUND FLOOR



1ST FLOOR







AWAITING EPC MEDIA



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Agents' Notes

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