## Smithfield Road

Uttoxeter, ST14 7JZ







Beautifully presented and enhanced traditional end terrace home with double bedrooms and a pleasant enclosed rear garden. Situated on the very edge of the town centre within a 'stone's throw' of amenities.

£130,000





Situated at the end of the terrace known as Cherry Tree Terrace on the popular road, viewing of this cute home is highly recommended to appreciate its room dimensions and layout, presentation and convenient position. An ideal first home, downsize or bolthole.

Situated on the very edge of the town centre, within easy walking distance to its wide range of amenities which include several supermarkets and independentshops, public houses and restaurants, coffee houses and bars, train station, doctors, modern leisure centre and gyms, plus the multiscreen cinema.

A timber entrance door opens to the comfortable living room having a focal cast fireplace with a timber mantle, plus a feature wooden floor. A lobby has a useful understairs cupboard and doors to the remaining ground floor space.

The pleasant dining room has a focal brick fire place and blue brick hearth, a door leads to the stairs for the first floor and a side facing window provides natural light. A doorway leads to the irregularly shaped kitchen which has a range of base and eye level units with fitted work surface and insetsink unit, fitted gas hob with extractor over and oven under, space for further appliances, tiled floor and a uPVC part obscured double glazed door to the outside.

Completing the ground floor accommodation is the fitted bathroom which has a modern white three piece suite, incorporating a panelled bath with an electricshower and fitted glazed screen a bove, plus tiled splashbacks.

To the first floor, the landing has original doors leading to the two double bedrooms, each benefitting from built in storage.

Outside, shared access leads to the lovely, endosed garden which has a paved patio providing a pleasant entertaining area, shrubbed borders, gravelled bed and space for a shed.

To the side, a tta ched to the property, is a useful brick built outhouse which has plumbing for a washing machine.

What3words:proven.whirlpool.strapping

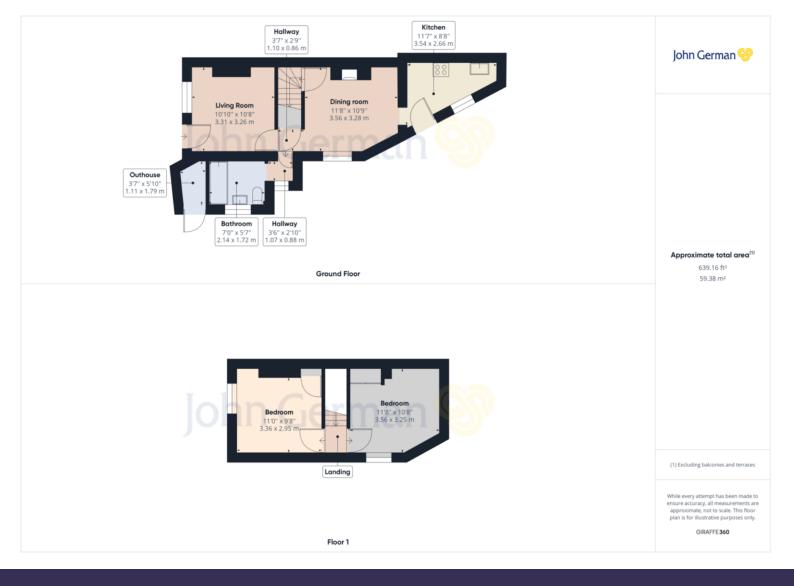
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

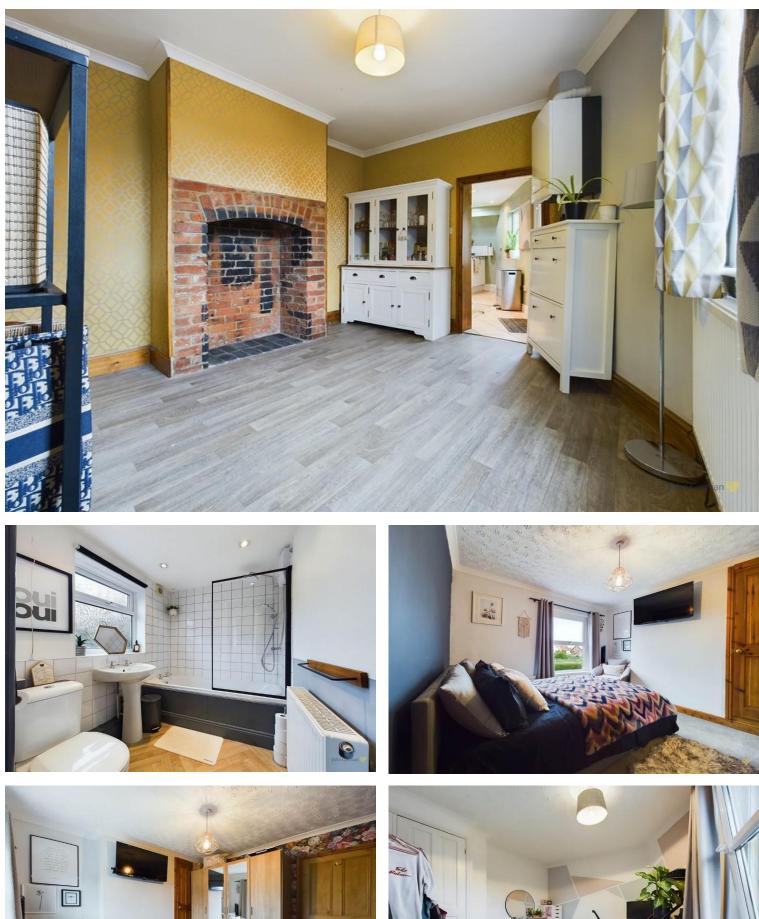
**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy the mselves as to their suitability.

**Useful Websites:** 

www.gov.uk/govemment/organisations/environment-agency www.eaststaffsbc.gov.uk Our Ref: JGA/02082023

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













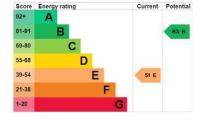


Agents' Notes These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or orall, in relation to this property. Whist we endeavour to make our slaes details accurate and reliable, if there is any point which is of particular importance to you, please ontact the office and we will be pleased to thek the information for you, particularly if contemplating traveling 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.

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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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