

Westlands Road

Uttoxeter, ST14 8DH



Lovely three bedroomed traditional home set on the outskirts of Uttoxeter town centre having been much improved by way of a two storey extension to the rear of the property, this now spacious semi detached offers really well proportioned living accommodation. The property unusually includes extensive parking as well as a double garage accessed from the rear of the property and is being offered for sale with no upward chain.

£250,000



John German

The property retains much of its original period charm and offers scope for further improvement comprising in brief entrance hall leading to a bay fronted lounge with feature fireplace, large open plan dining kitchen with built in storage and a ground floor WC off, extended master bedroom with dressing area, two further bedrooms and a family bathroom. Outside the rear is a fully enclosed lawned rear garden and there is a driveway to the front of the property. A rear access road provides access to the detached double garage. The property is conveniently located nearby to the town centre and within easy access to local amenities such as shops, schools, leisure centre. Easy access to A50 which links all major road networks.

Entrance to the property is via a period style uPVC double glazed entrance door with double glazed insert, this opens into an entrance hall with stairs rising to the first floor and an original full restored internal door with the original ironware leading into the lounge. The lounge features a charming bay window uPVC double glazed and overlooking the front elevation, whilst a feature fireplace forms the focal point of the room with an "Adam" style fire surround and an inset living flame gas fire (please note that the coals have been removed and they would need to be replaced and the fire serviced before use. It has been isolated as per the gas certificate).

A matching original internal door opens into the dining area which features a built-in boiler cupboard with additional storage and a small lobby leads off to a uPVC double glazed side entrance door and to the WC. The dining area is open plan to the kitchen, highlighted by decorative mouldings. The kitchen is fitted with a range of base and eye level units (please note that some of the cabinet doors have delaminated and require replacing this can be easily achieved by a competent DIY'er and relatively cheaply), there are granite work surfaces, a central island unit and a Belfast sink. Spaces have been provided for appliances including space for a range cooker with an extractor hood over. UPVC double glazed French doors open out onto the rear garden and there is a uPVC double glazed window to the side.

The ground floor WC is fitted with a low flush WC and wash basin and uPVC double glazed window to the side.

On the first floor stairs lead to a bright landing with a uPVC double glazed window to the side and doors leading off to the bedrooms and the bathroom. The bathroom is fitted with a full three piece suite comprising panelled bath with shower over, low flush WC and wash basin in vanity unit with cupboard storage beneath, extensive tiling to splashback areas, ceramic tiled floor and uPVC double glazed window to the side. Bedroom one has been extended with a uPVC double glazed window overlooking the rear garden and a spacious dressing area. Bedroom two has a uPVC double glazed window to the front and a fitted wardrobe whilst bedroom three is an ample single bedroom, also with a uPVC double glazed window to the front.

Outside the property is set back from the road in a slightly elevated position behind a lawned front garden with a spacious block paved driveway to the side and gated access to the rear. A block paved pathway leads along the side of the property past a useful timber garden shed and bin storage area to the landscaped rear garden which features a block paved patio area and a raised lawn. Located to the rear of the plot is a detached double garage accessed from the rear access road.

Agents note: Chancery charge applies

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

Our Ref: JGA/04092023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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