

# Windsor Road

Uttoxeter, ST14 7EX



Traditional semi detached home in need of cosmetic improvement, occupying a large corner plot at the head of a cul de sac located in a popular area.

NO UPWARD CHAIN

£192,500



John German 

For sale with no upward chain involved, consideration of this well maintained home is strongly recommended whether looking for your first home or to move up or down the property ladder to appreciate its fabulous plot providing scope for extension (subject to obtaining necessary planning permission), potential for improvement, room dimensions and its exact position within a short walk to local amenities including the 'five shops'.

Situated in a popular area that is also within walking distance of Tynsel Parkes Primary School and open spaces, the town centre and its wide range of amenities are also close by.

Accommodation - A uPVC part obscure double glazed entrance door opens to the hall providing a spacious introduction to the home with stairs rising to the first floor with a useful under stairs cupboard beneath.

To the front is the comfortable lounge having a focal chimney breast with a gas fire and surround plus a wide window providing light.

The rear facing open plan dining kitchen extends to the full width of the property having a range of base and eye level units with work surfaces and inset sink unit set below one of the two windows overlooking the garden, space for a gas cooker and further appliances. In the dining area, presently used as a sitting area, there is a focal coal effect gas fire with a feature surround. Off the kitchen area a uPVC part obscure double glazed door opens to the side elevation.

The first floor landing has a side facing window providing natural light, a built in airing cupboard and doors leading to the three good sized bedrooms, two of which can easily accommodate a double bed. Completing the accommodation is the fitted shower room having a suite incorporating a large double shower cubicle with an electric shower over, tiled splash backs and half tiled walls.

Outside - To large rear garden is predominantly laid to lawn extending to the side of the property with well stocked beds and borders containing a variety of shrubs and plants plus several seating areas positioned to take advantage of the sun, enclosed to three sides by panelled fencing. There are two useful brick outhouses and gated access to the front where a driveway provides off road parking.

**what3words:** carpentry.hero.general

**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)

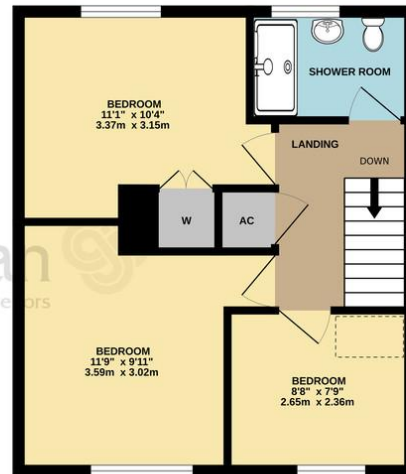
**Our Ref:** JGA/18092023

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

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023









Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



John German  
 9a Market Place, Uttoxeter, Staffordshire, ST14 8HY  
 01889 567444  
 uttoxeter@johngerman.co.uk

#### 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.

Ashbourne | Ashby de la Zouch | Barton under Needwood  
 Burton upon Trent | Derby | East Leake | Lichfield  
 Loughborough | Stafford | Uttoxeter

**JohnGerman.co.uk** Sales and Lettings Agent