

# Smithfield Road

Uttoxeter, ST14 7LB



**OFF ROAD PARKING AND GARAGE.** Delightful traditional double fronted forecourted mid-terrace cottage retaining a wealth of character, situated on the edge of the town centre within a "stones throw" of its amenities.

**£190,000**

**John German**

Suitable for a variety of buyers whether looking for your first home, to upsize or downsize, viewing of this charming cottage is strongly advised to appreciate its character, room dimensions and layout providing a good amount of living space, plus the huge benefit of its off road parking and garage located on the opposite side of the road.

Situated on the edge of the town centre, within a short walk to its wide range of amenities including public houses and restaurants, coffee houses and bars, several supermarkets and independent shops, train station, modern leisure centre and the multi screen cinema.

**Accommodation:**

A uPVC part obscured double glazed main entrance door opens to the lovely living room which has a focal central chimney breast with a log burner set on a brick hearth, feature beam ceiling and stairs rising to the first floor. The separate dining room presently used as a study/playroom also has a front facing window.

To the rear of the cottage 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 an extractor over and double oven under, plus space for further appliances. A part glazed door opens to the conservatory which provides further living space having power points and light, radiator and French doors leading to the garden.

Completing the downstairs space is a fitted bathroom which has a white suite incorporating a corner panelled spa bath with an electric shower over and a door leading to the separate WC.

To the first floor the landing has a front facing window providing natural light and doors leading to the three bedrooms, each having timber shutters to the windows.

**Outside:**

To the rear a paved patio provides a pleasant entertaining area leading to the enclosed garden which is mainly laid to lawn, having a raised timber bed and shrub borders, useful brick built shed and space for a summer house. Enclosed to three sides enjoying a degree of privacy, backing onto St Joseph's First School playing fields, and with a gate leading to the shared passage to the front.

To the front is an enclosed low maintenance forecourt.

On the opposite side of the road is a wide tarmac driveway providing off road parking for several vehicles and a detached garage. (Please note the neighbouring property does have access across the entrance of this parking area)

What3Words: Absorb.Prettiest.Skips

There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

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

**Property construction:** Traditional

**Parking:** Off road

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:**

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

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

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

**Our Ref:** JGA15012024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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