

# Byrds Lane

Uttoxeter, Staffordshire, ST14 7NB

John German









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£250,000

Well maintained and presented semi detached family sized home with extended ground floor accommodation, occupying a pleasant plot and position on the popular road.





Whether moving up or down the property ladder or for your first home, viewing and consideration of this lovely home is highly advised to appreciate its excellently extended ground floor accommodation to the rear and side which provides additional living space and a utility room, plus an impressive shower room. The property also has a delightful rear garden enjoying a degree of privacy as there are only single storey properties behind. Situated on the well regarded and popular road within easy reach of both local amenities which include Tynsel Parkes first school and the five shops, plus the town centre with its wide range of facilities.

An enclosed porch leads to the delightful lounge which extends to the full width of the home having a focal electric living flame effect fire and feature surround, stairs rising to the first floor with an understairs cupboard, and a wide bow window providing ample natural light. The extended kitchen now has a separate dining area overlooking the rear garden, having a range of base and eye level units with work surfaces and an inset sink unit, space for a cooker with extractor over, an integrated dishwasher plus a built in store cupboard and Karndean flooring. A part glazed door opens to the versatile extended sitting room, also overlooking the garden and equally adept to be used as a family room or study area depending on your needs. A sliding door in the dining area leads to the fitted utility room, having base and eye level units with a fitted worktop and an inset sink unit, plumbing for a washing machine and additional appliance space, plus a double glazed door and window to the garden, and the same Kamdean flooring as the kitchen. Completing the spacious ground floor accommodation is the impressive shower room having a modern white suite incorporating a double shower cubicle with a mixer shower over and complimentary splashbacks.

To the first floor, the landing has a side facing window, access to the loft and a built in airing cupboard housing the combination central heating boiler. Doors open to the three good size bedrooms, two of which can easily accommodate a double bed and furniture. Finally, there is the fitted family bathroom which has a white suite incorporating a panelled bath with an electric shower and folding screen above, plus tiled splashbacks.

Outside to the rear, a block paved patio extends to the full width of the plot, providing a lovely seating and entertaining area enjoying a degree of privacy, leading to the garden laid to lawn with well stocked borders containing a variety of shrubs and plants, space for shed, all enclosed to three sides by panelled fencing. To the front, there is a block paved driveway providing ample off road parking with a shrub border and leading to the garage which has an up and over door, power and light, plus direct access into the home.

**What3words:** warms.recount.absorbing

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard. **Parking:** Drive & garage

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas. (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband and 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 B

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

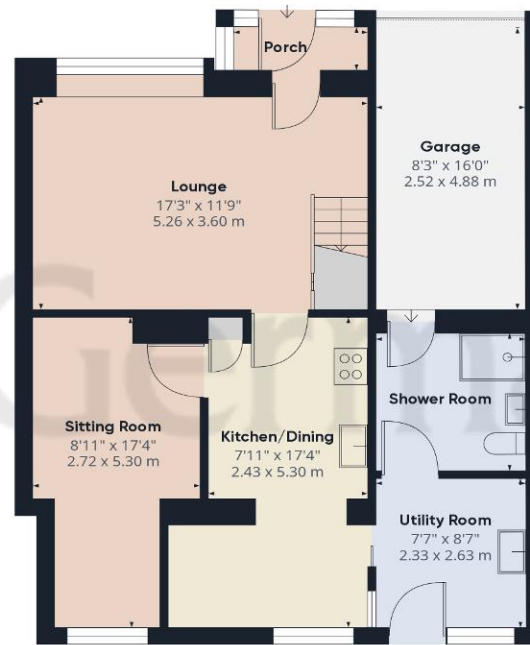
**Our Ref:** JGA/06112024

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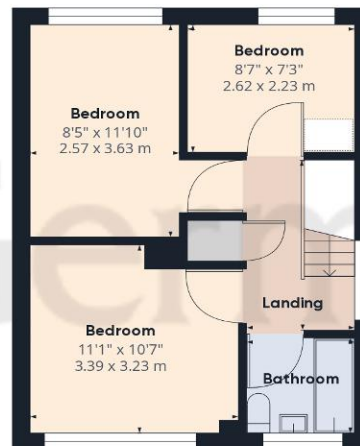


Ground Floor

Approximate total area<sup>(1)</sup>

1143.67 ft<sup>2</sup>

106.25 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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### Agents' Notes

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### Referral Fees

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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