

Westlands Road

Uttoxeter, Staffordshire, ST14 8DH

John 
German





Westlands Road

Uttoxeter, Staffordshire, ST14 8DH

£285,000

Attractive traditional semi-detached house with substantially extended ground floor accommodation, presented and appointed to a fabulous standard throughout, situated on the highly regarded and sought-after road within easy reach of the town centre.



Whether looking for your first home, or moving up or down the property ladder, internal inspection of this fabulous home is absolutely essential to appreciate its extended and re-modelled ground floor accommodation incorporating a hugely impressive open plan living/dining kitchen, its extremely high standard and specification throughout, and its slightly elevated position on the sought-after road benefitting from parking and a garage to the rear. All in all, a truly special home. Situated on the highly regarded road which provides easy access to the town centre with its wide range of amenities including several supermarkets and independents shops, public houses and restaurants, coffee houses and bars, the three tier school system, train station, modern leisure centre and gyms, and the multi-screen cinema.

A composite and part obscure double glazed entrance door open to the hall, where stairs rise to the first floor, and a door leads to the spacious, extended ground floor accommodation. The comfortably sized lounge has a wide walk-in bay window to the front allowing an abundance of natural light to flood in, and a focal chimney breast with a log burner set on a hearth and arched recessed either side. The heart of the wonderful home is the hugely impressive open plan living dining kitchen, which extends to the full width of the property, providing ample for a dining suite and soft seating, with a feature limestone effect tiled floor and two side facing windows. There is an extensive range of base and eye level units with fitted beech work-tops and a matching breakfast bar, an inset ceramic sink unit set below one of the windows, space for an electric range stove, and further space for an American style fridge/freezer. The rear hall has the same feature limestone effect tiled floor and a useful built-in storage cupboard, a part obscure double glazed door providing direct access to the patio and garden, and further doors to the remaining accommodation. The versatile dual aspect sitting room could be used as a study or playroom depending on your needs, having wide French doors opening to the patio. Finally there is fitted lutility, having a fitted beech worktop with an inset sink unit and ceramic tiled splashbacks, space for appliances, a modern close coupled wc, and a front facing window.

To the first floor the landing has a side facing window providing natural light and doors leading to the three bedrooms, two of which can easily accommodate a double bedroom. The third bedroom is currently used a dressing room. Completing the accommodation is the refitted luxury family bathroom, having a white suite incorporating a panelled shower bath with a mixer tap, fitted mixer shower and a glazed screen above, plus an illuminated mirror and storage shelves.

To the rear a paved patio provides a pleasant seating and entertaining area leading to the garden laid to lawn, with an additional enclosed decking area, feature raised borders, and steps leading to the gated access to the double width rear parking and detached garage, approached from Back Westlands Road. To the front is a garden laid to lawn.

What3Words: ///clothed.tracks.unframed

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:** None

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** 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 B

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.eaststaffsbc.gov.uk

Our Ref: JGA/20082025





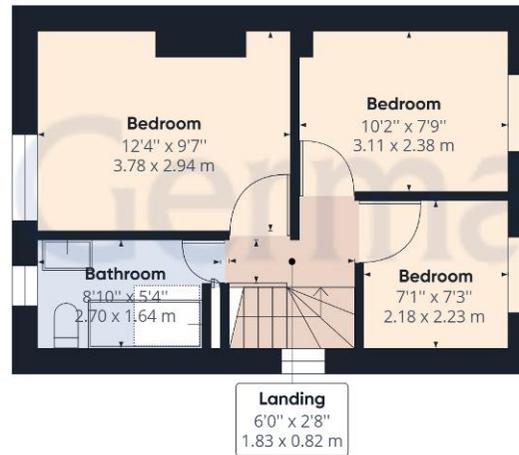


Ground Floor Building 1

Approximate total area⁽¹⁾

1020.19 ft²

94.78 m²



Floor 1 Building 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.

GIRAFFE360



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.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, 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. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

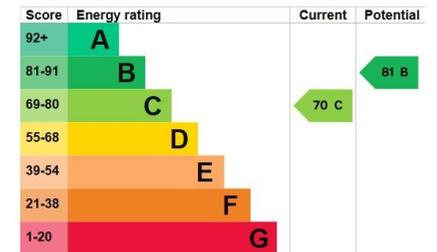
We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

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.



John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johngerman.co.uk

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

JohnGerman.co.uk Sales and Lettings Agent



