

Westlands Road

Uttoxeter, Staffs, ST14 8DH



A traditional semi-detached home with three double bedrooms and off-road parking to both the front and rear elevations, situated in a highly sought-after area of Uttoxeter within close proximity to the town centre.

£189,950

John German

Early viewing and consideration of this traditional semi-detached home is strongly recommended to appreciate its well-proportioned accommodation and convenient location, whether you are looking for your first home, making the next step up the property ladder or downsizing.

Benefiting from off-road parking to both the front and rear elevations, there is also a detached garage at the rear. The town centre and its wide range of amenities, are within easy reach including schools, shops, supermarkets, public houses, restaurants and doctors.

Accommodation: A part obscure glazed entrance door leads to the hall where stairs rise to the first floor and a door leading to the ground floor accommodation.

The well-proportioned lounge has a laminated wooden floor and a focal chimney breast with a slabbed hearth, plus natural light provided by the wide walk-in bay window.

The fitted dining kitchen extends to the full width of the property and has a range of base and eye level units with fitted work surfaces and inset sink unit, below a window overlooking the garden, fitted gas hob with oven under and extractor over, space for further appliances and natural light provided by a further side facing window and patio doors to the garden.

To the first floor, the landing leads to the three double bedrooms and the fitted family bathroom which has a white three-piece suite with an electric shower above the bath.

Outside: To the front is a garden laid to lawn with borders. A block paved driveway provides two off-road parking spaces.

To the rear, a paved patio with steps, lead to the garden which is predominantly laid to lawn with well stocked beds, plus gated access to both the front and rear. To the side is space for a shed and a further 'laundry' shed with power. To the rear there is a further parking space and a detached single garage which has power approached from Back Westlands Road.

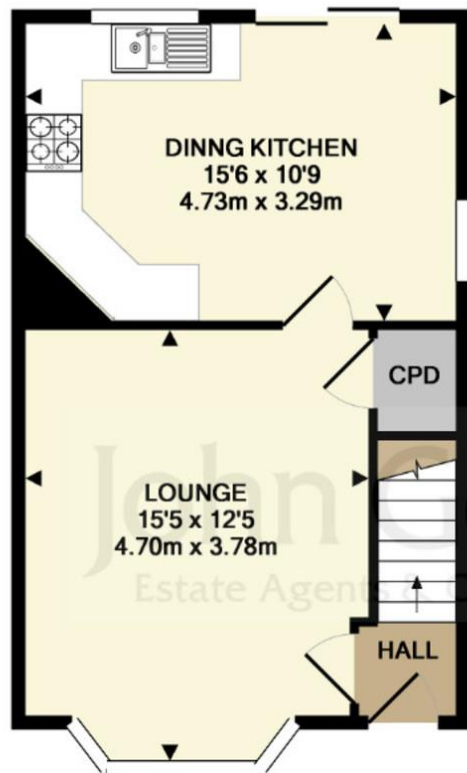
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

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.

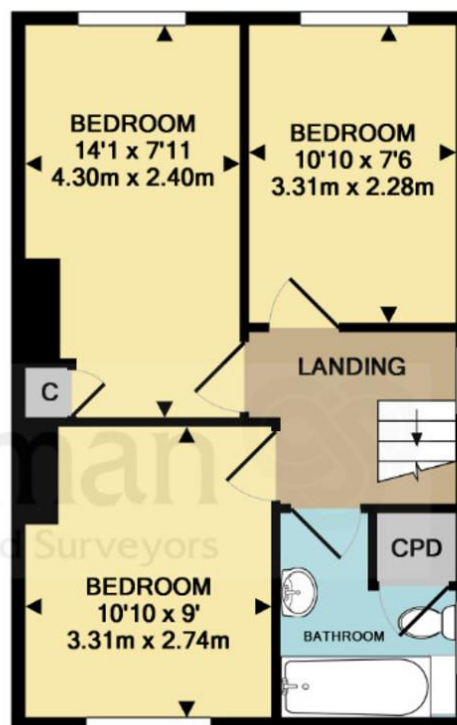
Useful Websites: www.environment-agency.co.uk
<http://www.eaststaffsbc.gov.uk/planning>

Our Ref: JGA/120719

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



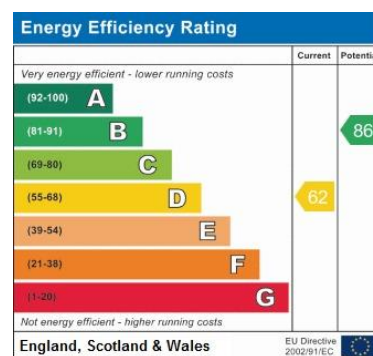
GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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





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.

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