



Uttoxeter Road,
Blythe Bridge

 **OneAgency**

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Offers in Excess of £190,000

Situated in a highly popular area of Blythe Bridge, this end town house offers spacious and adaptable family living accommodation arranged over three floors. The property enjoys a convenient position close to a range of local amenities and provides easy access to the A50. Key features include a garage, and an enclosed rear garden. The home is offered with no upward chain, making it an ideal choice for families or buyers seeking a straightforward move.





Entrance Hallway

Door to the front, double glazed window to the front, radiator, access into garage, stairs to 1st floor.

Cloaks

WC, hand wash basin, radiator.

Study

Laminate floor, radiator, double glazed French doors to rear garden, fitted storage space, wall mounted Worcester boiler, further storage area with water tank.

Landing

Double glazed window to front, radiator.

Living / Dining Room

Double glazed window to rear, double glazed French doors with Juliet balcony. Radiator.

Kitchen

Double glazed windows to front, radiator, fitted with a range of wall base and drawer storage units, stainless steel sink and drainer unit with mixer tap, fitted oven and hob with extractor above, part tiled walls, tile floor

Second Floor Landing

Access to loft, built-in storage area.

Master Bedroom

Double glazed window to front, radiator, fitted wardrobes.

En Suite Shower Room

Shower cubicle with electric shower, WC, and wash basin, radiator, part tiled walls, tiled floor, Velux window.

Bedroom Two

Double glazed window to rear, radiator.

Bedroom Three

Double glazed window to rear, radiator.

Family Bathroom

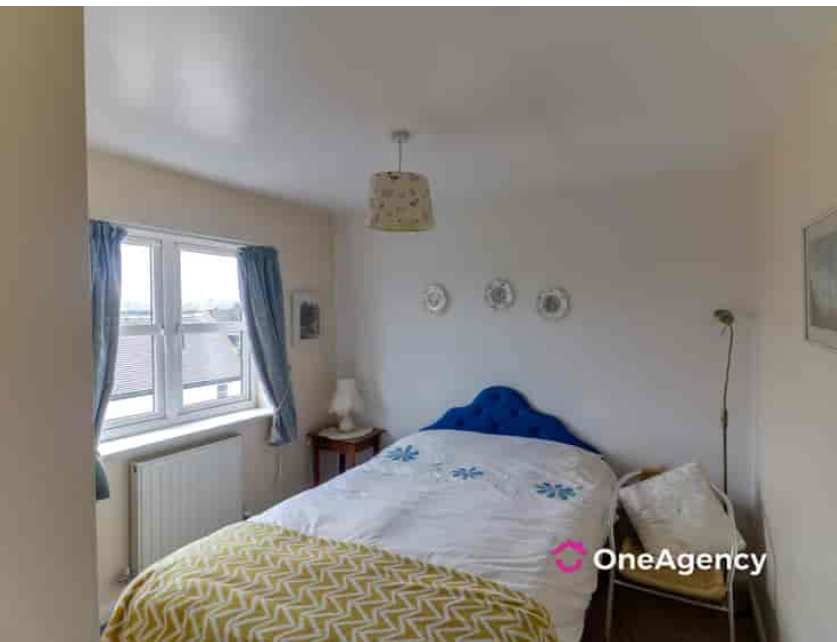
Panel bath with shower above, WC, hand wash basin, radiator, tiled floors, part tiled walls.

Outside

Southerly facing rear garden area with shed and off road parking at the front. The rear garden can be accessed from the side of the property.

Agents Notes

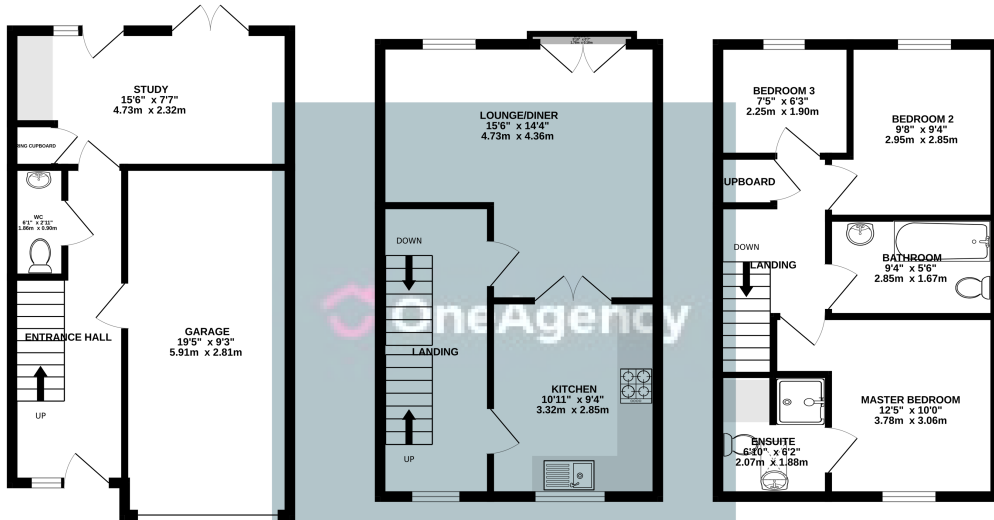
Staffordshire Moorlands Council Tax Band C



GROUND FLOOR

1ST FLOOR

2ND 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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Every attempt has been made to ensure accuracy, however, all measurements are approximate and for illustrative purposes only. **Not to scale.**

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