ABODE
SALES & LETTINGS

West Way, Staffordshire, ST14 7HD

£195,000



https://www.abodemidlands.co.uk







This well-proportioned three-bedroom home offers spacious and versatile accommodation, with plenty of character and excellent potential for improvement. The property is prime for modernisation and refurbishment, making it an ideal opportunity for purchasers looking to create a home to their own taste and specification. The generous lounge enjoys plenty of natural light and features an attractive exposed-brick fireplace, decorative brick archways and traditional leaded windows, while a useful side porch provides additional storage and utility space together with access to the garden.

The kitchen diner is fitted with a range of matching wall and base units, granite-effect work surfaces and integrated appliances, with a double-glazed bay window bringing in further natural light. To the first floor are three bedrooms, including a principal bedroom overlooking the front and a second bedroom with built-in wardrobes, together with a three-piece shower room. Further benefits include gas central heating, double glazing, useful built-in storage and loft access.

Conveniently located for easy access to Uttoxeter town centre and its wide range of everyday amenities, including supermarkets, independent shops, cafés, restaurants, schools, healthcare and leisure facilities. Uttoxeter railway station provides useful rail connections, while the nearby A50 offers excellent road links towards Derby, Stoke-on-Trent and the wider motorway network. With the surrounding Staffordshire countryside also close at hand, the property combines a practical location with considerable scope to create an attractive and comfortable family home.

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Side Porch
A practical side entrance porch approached through a timber front door, with flooring extending throughout. The porch incorporates a range of built-in cupboards providing useful storage and utility space. A stable-style rear door gives direct access to the garden, while an internal door leads through to the kitchen diner.

Kitchen Diner
A spacious kitchen diner enjoying plenty of natural light from an attractive double-glazed bay window. The kitchen is fitted with a range of matching wall and base units with cupboards and drawers, complemented by granite-effect roll-top work surfaces.

Integrated appliances include a stainless-steel gas hob with matching extractor hood, oven and grill, stainless-steel sink and drainer with mixer tap, integrated fridge/freezer and washing machine. The oven and grill have been recently installed. The gas central heating boiler is housed within a cupboard, and a smoke alarm is also fitted.

Lounge
A generously proportioned reception room with plenty of natural light, featuring a charming exposed-brick fireplace and decorative brick archways. Traditional leaded windows overlook the outside, while the neutral décor provides an excellent blank canvas for modernisation.

The room offers ample space for a range of lounge furniture, with the staircase and entrance hall positioned to one side and an adjoining doorway providing access through to the kitchen.

First Floor Landing
The first-floor landing benefits from a UPVC double-glazed frosted window to the side elevation, together with a smoke alarm and access to the loft via a ceiling hatch. An airing cupboard provides additional storage and houses the hot water immersion tank. Internal doors lead to the bedrooms and shower room.

Bedroom One
A well-proportioned double bedroom with a double-glazed window to the front elevation, central heating radiator, television aerial point and telephone point.

Bedroom Two
A further good-sized bedroom with a glazed window and secondary glazing to the rear elevation. The room also benefits from a central heating radiator and a range of fitted wardrobes incorporating hanging rails and shelving.

Bedroom Three
A comfortable third bedroom with a double-glazed window to the front elevation, central heating radiator and television aerial point.

Shower Room
Fitted with a three-piece suite comprising a low-level WC, wash hand basin and corner shower enclosure with electric shower. The room also benefits from a UPVC double-glazed frosted window to the side elevation, a further rear window with secondary glazing, shaving point and central heating radiator.























AML Disclaimer -

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.

All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds.

Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners. These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.

Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - General

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.


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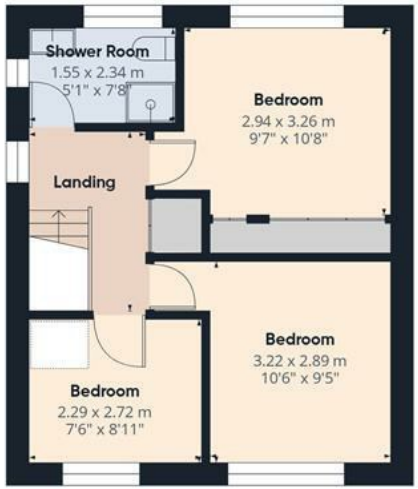





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Floor 0



Floor 2



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Approximate total area(1)

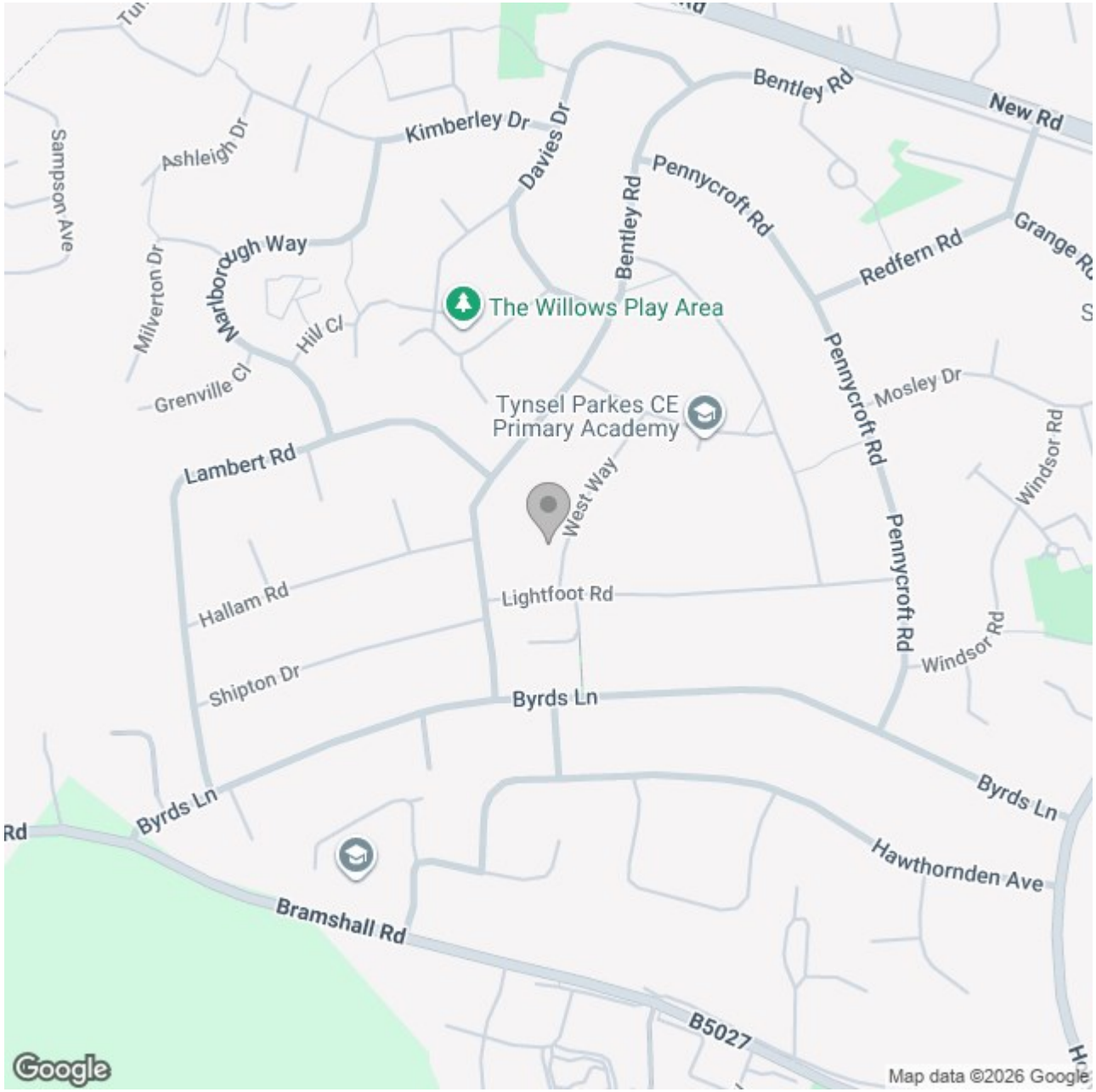
86.5 m²

933 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.