

West View, Rocester, Staffordshire, ST14 5JY  
£150,000





Offered for sale with NO UPWARD CHAIN stands this well maintained traditional terrace in the heart of the village of Rocester with open views to front extending over to the church and village beyond.

The centrally heated and double glazed accommodation comprises of lounge, separate dining room and fitted kitchen. To the first floor there are two bedrooms and family bathroom.

Outside the home has a front fore garden and off road parking to the rear.

Ideally situated in a popular village, the property is within easy walking distance of a wide range of local amenities, including a convenience shop, public houses, a doctors' surgery, and schools—including the prestigious JCB Academy. For those who love the outdoors, scenic countryside walks and the iconic lakes at the JCB World Headquarters are right on your doorstep.

## Lounge

11 x 11.2

With UPVC double glazed window and door to front elevation, laminate floor covering, stairs rising off to first floor accommodation with understairs storage cupboard, central heating radiator and concealed meter cupboards.

## Dining Room

12.4 x 11.3

With dual aspect windows to rear and side elevation, the focal point of the room being the cast iron feature fireplace and central heating radiator.

## Kitchen

12.11 x 6.5

With UPVC double glazed window and door to side elevation, fitted with a range of eye and base level country style units and drawers, one and a half bowl sink and drainer built into a preparation work - surface with tiled splashbacks, integrated oven, hob and extractor, plumbing and appliance space for fridge freezer and plumbing and space for washing machine.

## Landing

The first-floor landing with airing cupboard and stairs lead off to:

## Bedroom One

11.1 x 7.10

With UPVC double glazed window to front elevation, storage cupboard and central heating radiator.



## Bedroom Two

12.4 x 5.9

With UPVC double glazed window to rear elevation and central heating radiator.

## Bathroom

With UPVC double glazed window to rear elevation, fitted with a three piece white suite comprising of low level WC, pedestal wash hand basin and panelled bath with shower over and towel radiator.

## Outside





To the front of the property there is a front fore garden. To the rear there is off road parking for several vehicles.







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

58.7 m<sup>2</sup>  
632 ft<sup>2</sup>

Reduced headroom

1.7 m<sup>2</sup>  
18 ft<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom

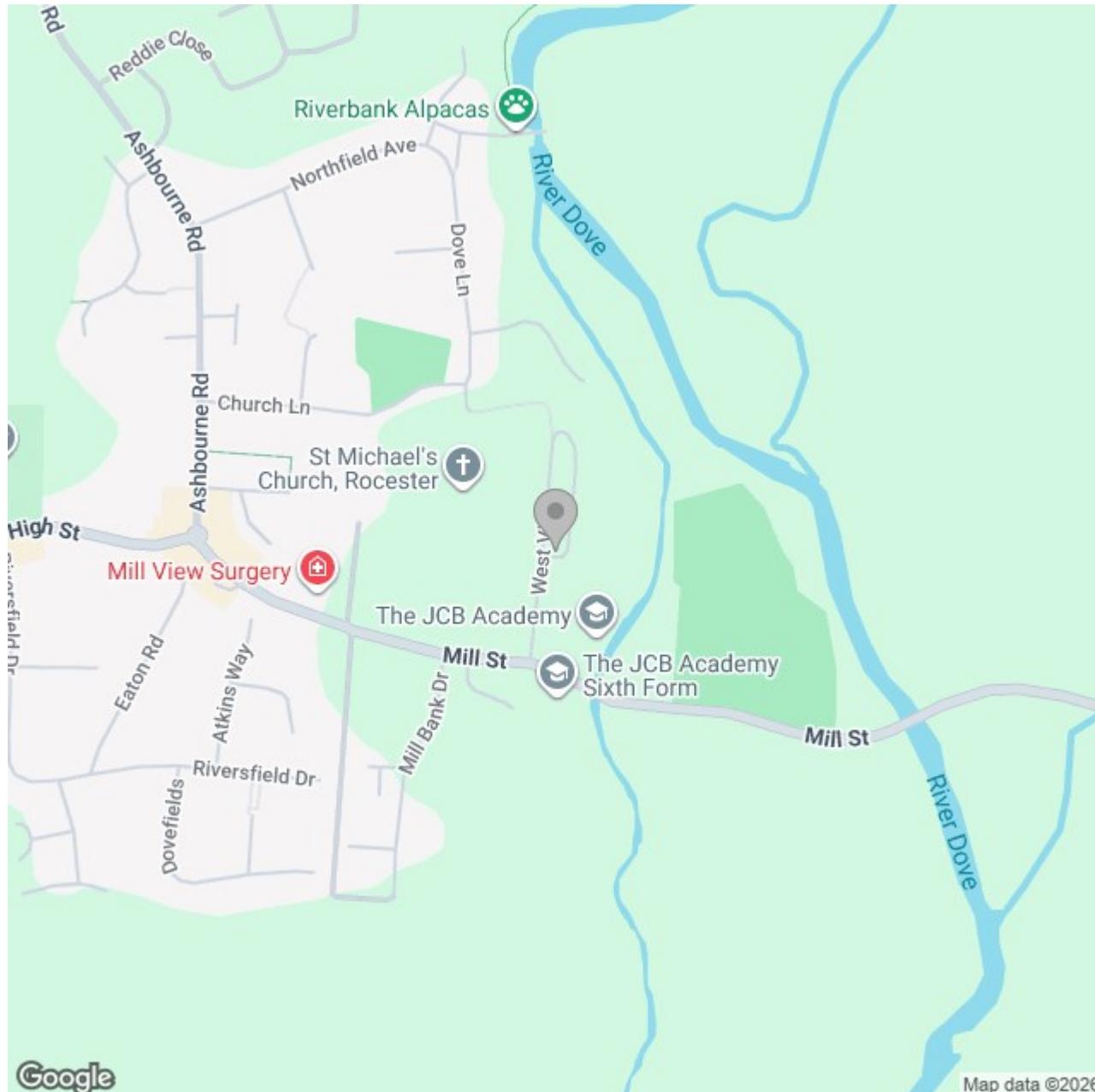
..... Below 1.5 m/5 ft

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

GIRAFFE360



Floor 1



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		56
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	