



14 Westlands Road , Uttoxeter, ST14 8DH

A beautifully presented and extended three-bedroom semi-detached home, occupying a generous plot with a substantial rear garden and excellent off-street parking. This charming property effortlessly combines character features with modern finishes, offering versatile reception space, a contemporary kitchen with separate utility area, and well-proportioned bedrooms. Positioned within a well-established residential location, this is a superb opportunity for families seeking space both internally and externally.

Asking Price £259,950

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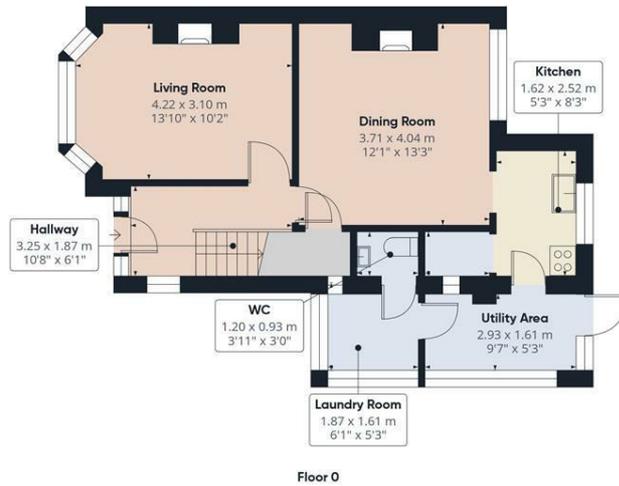
Accommodation



Directions



Floor Plan



Approximate total area⁽¹⁾
82.3 m²
886 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.

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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Racecourse Chambers Town Meadow Way, Uttoxeter, Staffordshire, ST14 8EW
Tel: 01889 567777 Email: uttoxeter@abodemidlands.co.uk <https://www.abodemidlands.co.uk>

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	