



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

## 4 BEDROOM SEMI-DETACHED FOR SALE - OFFERS OVER £270,000

UTTOXETER ROAD, BLYTHE BRIDGE, STAFFS, ST11 9JG



### KEY FEATURES

• 4 BED TRADITIONAL SEMI-DETACHED HOUSE • GARAGE & DRIVEWAY • SPACIOUS OPEN PLAN LOUNGE/DINER • CONSERVATORY • FITTED & MODERN BATHROOM • THREE BEDROOMS ON 1ST FLOOR • ATTIC BEDROOM • GAS CENTRAL HEATING & DOUBLE GLAZING

STONE

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## DESCRIPTION

Austin & Roe are please to offer for Sale this Four Bedroom Semi-Detached family home with garage, driveway allowing off-road parking for numerous vehicles and a fully enclosed garden to the rear. Blythe Bridge is a large village boasting shops, schools, pubs and other local amenities and is close to the A50 giving easy access to the M6 and motorway network.

The property comprises an Entrance Hall, Open-Plan Lounge/Diner, Conservatory and Kitchen on the Ground Floor; on the First Floor is the Landing, Three Bedrooms and Family Bathroom and on the Second Floor is a Loft Room (Bedroom) and Loft Storage. The property benefits from a detached Garage, gas central heating and double glazing.

At the front of the property is a paved driveway for at least four vehicles, with a border of mature shrubs and is surrounded by hedging and a wrought iron gate. There are wooden double gates to the side of the property giving access to the side door and the garage. The private rear garden is mainly laid to lawn with a paved patio area for alfresco dining and outdoor entertainment, a green house behind the garage, borders of mature plants, shrubs and trees.

Council Tax Band C  
Mains Water  
Mains Electricity  
Mains Sewage  
Broadband FTC  
Mobile Phone Coverage

You can view the virtual tour for this lovely property on our website, rightmove or by typing the following link into your subject bar:-

<https://my.360picture.uk/tour/85-utttoxeter-road>

## GROUND FLOOR

**Entrance Hall - 14' 0" x 6' 6" (4.28m x 2m)** The property is entered via an open storm porch through a white glazed door with glazed panels to each side and transom windows above into a welcoming Entrance Hall with pale grey and white decor, a white ceiling with a pendant light fitting, a wall mounted central heating radiator fitted with an ornate cover and wooden parquet flooring. There are doors opening into the lounge/diner, kitchen, under-stair storage cupboard and stairs rising to the landing above.

**Lounge - 14' 9" x 12' 1" (4.5m x 3.7m)** The open-plan Lounge had neutral decor, with two contrast walls and wall lights, a white ceiling with coved cornices and central ornate ceiling rose and pendant light fitting, a double glazed leaded bow window, a wooden fireplace inset with a wood-burning stove on a black tiled hearth, a TV connection point and wooden laminate flooring flooring.

**Dining Room - 13' 10" x 11' 4" (4.23m x 3.47m)** The Dining Room is open to the Lounge with matching decor, a white ceiling with coved cornices and central ceiling rose with pendant light fitting, a double glazed window and double doors with transom windows above opening into the conservatory, a wall mounted central heating radiator and wooden laminate flooring.

**Conservatory - 12' 2" x 10' 4" (3.72m x 3.16m)** The Conservatory has pale sage decor, the two half walls have uPVC double glazed panels above and double glazed "French" doors opening onto the paved patio, a white vaulted ceiling with central pendant light fitting, a wall mounted central heating radiator and wooden laminate flooring.



**Kitchen** - The fitted Kitchen has neutral decor, a white ceiling with two three lamp spot light units, a double glazed uPVC window and a matching side door onto the side aspect, a wall mounted central heating radiator and black porcelain floor tiles. There is a selection of white wall and base units with black granite countertops, up-stands and grove drainer inset with a white porcelain "Belfast" sink with a chrome swan-neck dual lever mixer tap, a stand alone red and black 5-burner range cooker, space and plumbing for a dishwasher, washing machine and fridge freezer.

## FIRST FLOOR

**Stairs & Landing** - 6' 7" x 6' 1" (2.03m x 1.86m) The Stairs rise to the Landing above having white decor, wooden balustrade and a white ceiling with central pendant lights fitting, a double glazed window with obscured glass to the side aspect and grey fitted carpet. There are doors opening into the three bedrooms and family bathroom.

**Bedroom 1** - 14' 9" x 12' 1" (4.52m x 3.69m) The First Bedroom has pale blue and white decor, a white ceiling with a central pendant light fitting, a double glazed leaded bay window to the front aspect and a pale grey fitted carpet.

**Bedroom 2** - 12' 1" x 11' 8" (3.69m x 3.57m) The Second Bedroom has sage green and neural walls, a white ceiling with central pendant light fitting, a double glazed window to the rear aspect, a wall mounted centra heating radiator, TV connection point and grey fitted carpet

**Bedroom 3** - 8' 2" x 7' 3" (2.49m x 2.23m) The Third Bedroom has neutral decor, a white ceiling with pendant light fitting, a wall mounted double glazed window to the rear aspect, a wall mounted central heating radiator and neutral fitted carpet.

**Family Bathroom** - 10' 7" x 6' 6" (3.23m x 2m) The Family Bathroom has pale grey decor with full height neutral tiling in the bathing area and bathing tiled splash back behind the vanity unit, a white ceiling with recessed spot lights, a double glazed obscured glass window and porcelain neutral floor tiles. The white bathroom suite comprises a "P" shaped bath with shower above and glass shower screen, a vanity unit a wash hand basin and a chrome single lever mixer tap, a hidden cistern low-level close coupled WC with na push button flush and a wall mounted chrome heated towel rail/radiator.

## SECOND FLOOR

**Stairs & Landing** - From the entrance hall there is a wooden space saving staircase having alternating half step rising to the floor above, the decor matches the landing which has facing doors into the fourth bedroom and storage room.

**Loft Room (Bedroom 4)** - 9' 6" x 8' 4" (2.92m x 2.55m) The Fourth Bedroom has white decor, a white ceiling with a central two lamp spot light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below, a built-in eves storage cupboard and a red fitted carpet.

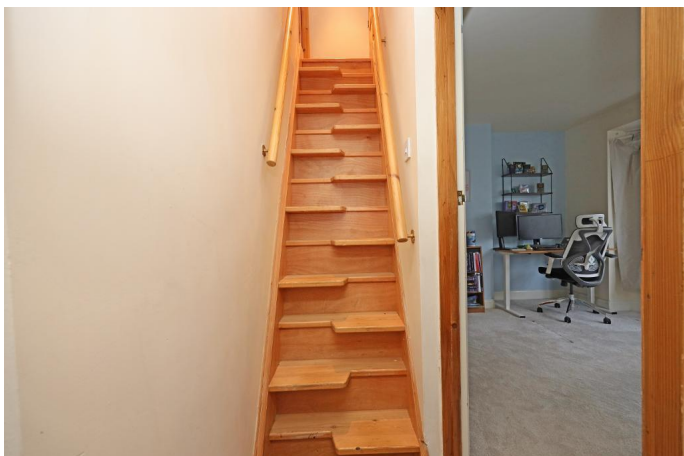
**Loft Storage** - 11' 8" x 6' 3" (3.57m x 1.91m) The Loft Storage room has a vaulted ceiling with lighting, and has wooden cladded throughout, a shelf, an eves storage cupboard and blue fitted carpet.

## EXTERIOR

**Garage** - 16' 0" x 9' 9" (4.89m x 2.98m) The Detached Garage has a white up-and-over door, a window to the side aspect and benefits lighting and power.

**Outside Areas** - At the front of the property is a paved driveway providing parallel parking, a large hedge with a mature front border of plants and shrubs and a wrought iron gate. The paved driveway extends past the wooden gates down the side of the property and extends across the back of the house and up to the garage doors. The garden is mainly laid to lawn with a paved patio area for alfresco dining and outdoor entertaining. There is a greenhouse to the rear of the garage and there are two block paved areas, and borders of shrubs. There is open countryside to the rear of the boundary hedge.







ADDITIONAL PHOTOS



ENERGY EFFICIENCY

