





| THREE BEDROOM SEMI-DETACHED | LARGE
DRIVEWAY TO FRONT AND SIDE

Constructed in 2020 by the well-regarded St. Modwen Homes, this modern three-bedroom semi-detached property occupies a generous plot and benefits from a larger than average driveway. Positioned on the edge of the popular village of Bramshall, the home offers excellent commuter links, with convenient access to the A50 connecting to the M1 and M6 motorways, while Uttoxeter railway station is within easy reach. Bramshall Meadows is ideally located for travel to Derby, Stoke-on-Trent, and Stafford.

The well-planned accommodation briefly comprises an inviting entrance hallway, a contemporary fitted kitchen/diner, cloakroom/WC, and a spacious lounge with French doors opening onto the rear garden. To the first floor are three well-proportioned bedrooms, including a master bedroom with en-suite shower room, together with a modern family bathroom.

Externally, the property enjoys a generous rear garden featuring an extended paved patio area and lawn and raised decking to rear. To the front, a tarmac driveway provides off-road parking for multiple vehicles.



Entrance Hall

Entered via a composite front door, the entrance hall provides a welcoming first impression and features a balustrade staircase rising to the first-floor landing. There is a useful under-stairs storage cupboard housing the electrical consumer unit, along with a central heating radiator, smoke alarm, and doorbell chime. Internal doors lead to the ground floor accommodation.

Kitchen/Diner

The modern kitchen/diner is fitted with a range of matching base and wall units with complementary work surfaces and tiled splashbacks. Integrated appliances include a four-burner stainless steel gas hob with oven and grill beneath, stainless steel extractor hood, and a one-and-a-half bowl stainless steel sink with mixer tap. There is plumbing and space for freestanding under-counter appliances, while a UPVC double-glazed window to the front elevation provides natural light. The central heating combination boiler is housed within a cupboard, and additional features include a carbon monoxide detector and central heating radiator.

Cloakroom/W.C.

With a uPVC double-glazed frosted window to the side elevation, comprising a low-level WC with continental flush, pedestal wash hand basin with mixer tap and tiled splashback, central heating radiator, and extractor fan.

Lounge/Diner

A spacious reception room featuring uPVC double-glazed French doors and windows to the rear elevation, providing access to the patio and garden. Additional features include a central heating radiator, TV and telephone points, and a useful under-stairs storage cupboard.

Landing

With loft access via hatch, central heating radiator, smoke alarm, and doors leading to all first-floor accommodation.

Bedroom One

Positioned to the front elevation with a uPVC double-glazed window, built-in mirrored double wardrobe with hanging rails and shelving. A door leads to:

En-suite

With a uPVC double-glazed frosted window to the front elevation, comprising a low-level WC with continental flush, pedestal wash hand basin with mixer tap, shower cubicle with folding glass screen and electric shower, complementary wall tiling, heated towel radiator, shaving point and extractor fan.

Bedroom Two

With a uPVC double-glazed window to the rear elevation and central heating radiator.

Bedroom Three

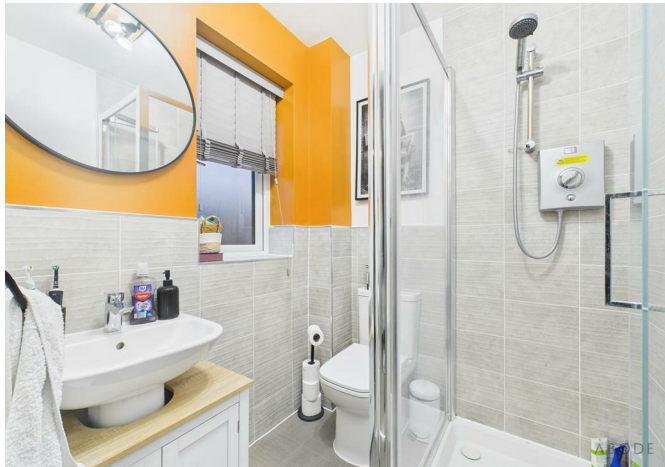
With a uPVC double-glazed window to the rear elevation, feature wall panelling and central heating radiator.

Family Bathroom

With a uPVC double-glazed frosted window to the side elevation, comprising a low-level WC with continental flush, pedestal wash hand basin with mixer tap, bath with shower over and glass screen, complementary wall tiling, heated towel radiator, shaving point and extractor fan.







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

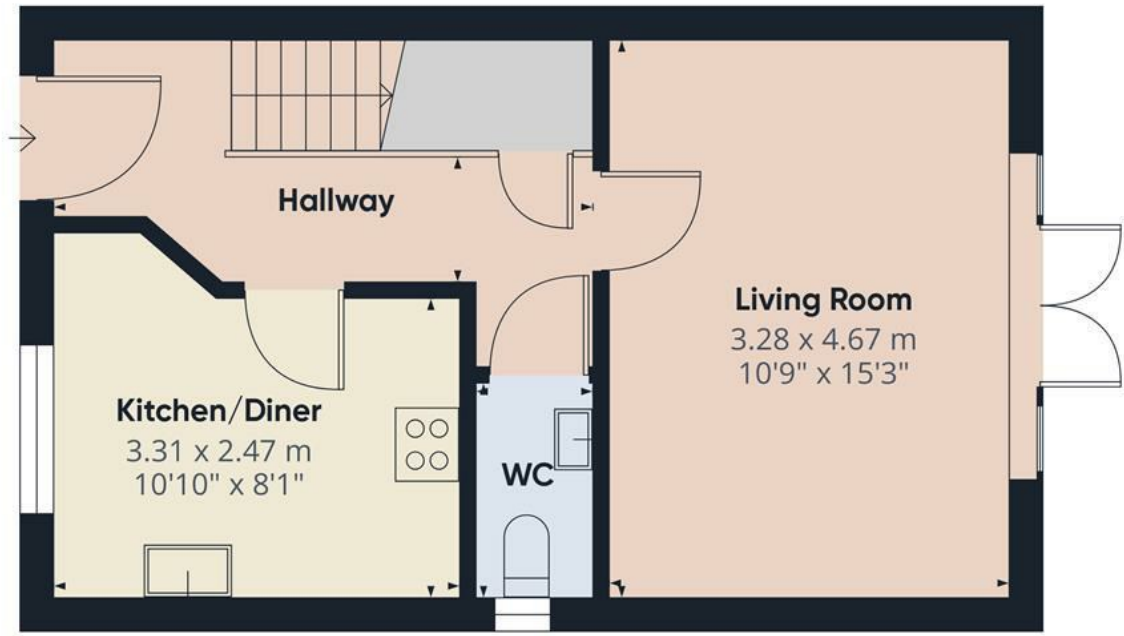
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Service Charges and Management Fees

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

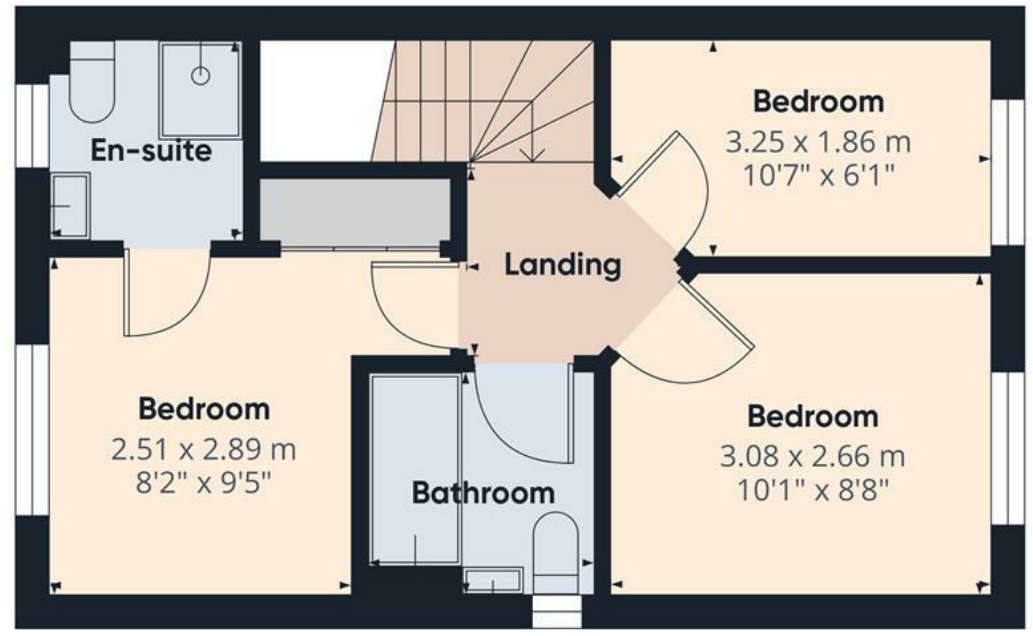






Floor 0

Approximate total area⁽¹⁾
66.6 m²
717 ft²

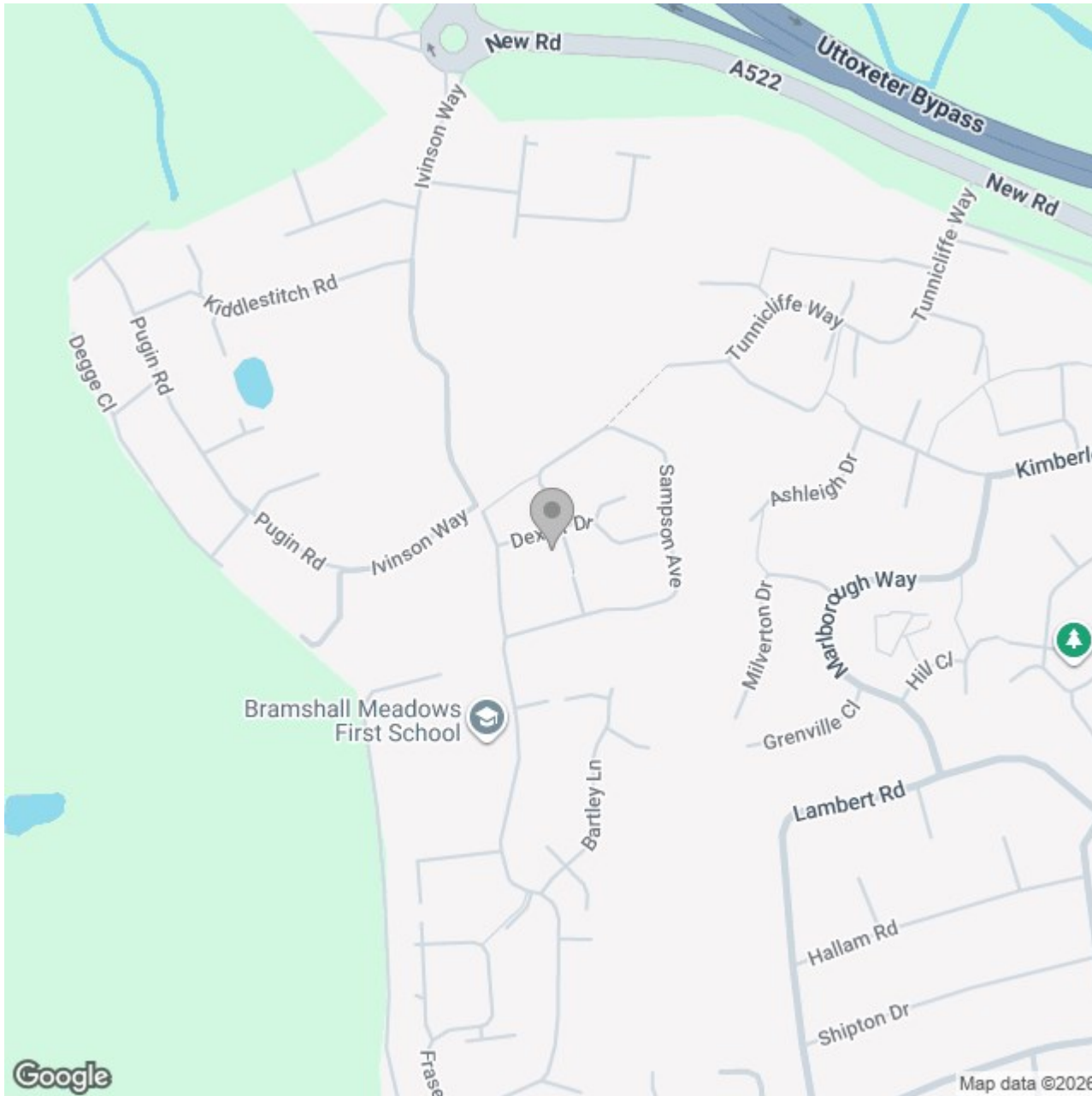


Floor 1



(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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	82	
(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 	