





Abode are delighted to offer for sale this recently renovated and beautifully presented three bedroom, semi detached family home, located on a popular residential estate in Blythe Bridge.

The property offers well-balanced accommodation throughout, including three good sized bedrooms, attractive garden to the rear, as well as a driveway and garage providing off-road parking. Internally, the home has been finished to a high standard, featuring a modern and spacious fitted kitchen, complemented by a utility room completed to the same contemporary specification.

Ideally positioned, the property enjoys convenient access to a variety of local shops, well-regarded schools, and everyday amenities, whilst also benefiting from excellent commuter links via the A50.

The accommodation briefly comprises;- entrance hallway, a welcoming living room, a stylish kitchen diner, utility room, and conservatory to the ground floor. To the first floor are three well-proportioned bedrooms and a modern family bathroom. Further benefits include a recently installed combi boiler and double glazing throughout.



An ideal opportunity for first-time buyers, or those looking to upsize or downsize into a true move-in-ready home, early viewing is highly recommended to fully appreciate all that this property has to offer.



### Entrance Hallway

Door leading in from the front, central heating radiator, stairs leading up to the first floor.

### Living Room

Double glazed bay window to the front elevation, central heating radiator. Opening to;-

### Kitchen Diner

Modern base level units with complimentary worktops, inset one and a half bowl ceramic sink with draining board, integrated cooker with hob and extractor hood above. Tiled splash back, central heating radiator, double glazed bay window to the rear elevation, ample space for a dining table and chairs, under stairs storage cupboard and sliding door leading into;-

### Conservatory

Tiled flooring, double glazed windows to the side and rear elevations, sliding patio door leading into the garden.

### Utility Room

Base and eye level units with complimentary worktops, stainless steel sink with draining board. Space and plumbing for a washing machine, tiled flooring, spot lighting, central heating radiator, tiled splash back and double glazed window to the rear elevation with door leading out into the garden.

### Landing

Loft access, airing cupboard housing the combi boiler, double glazed window to the side elevation.



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### Master Bedroom

Double glazed window to the front elevation, central heating radiator.

### Bedroom

Double glazed window to the rear elevation, central heating radiator.

### Bedroom

Double glazed window to the front elevation, central heating radiator.



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### Bathroom

Modern white suite comprising;- WC, wash hand basin and P shaped bath with waterfall and handheld shower over plus glass shower screen. Partially tiled walls, towel radiator, spot lighting and double glazed window to the rear elevation.

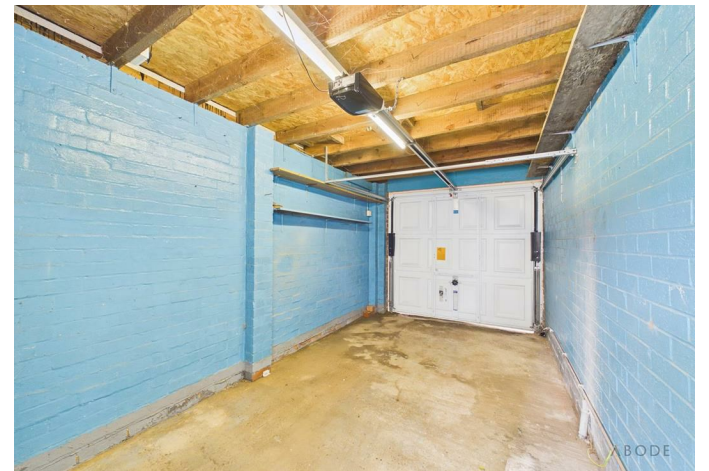
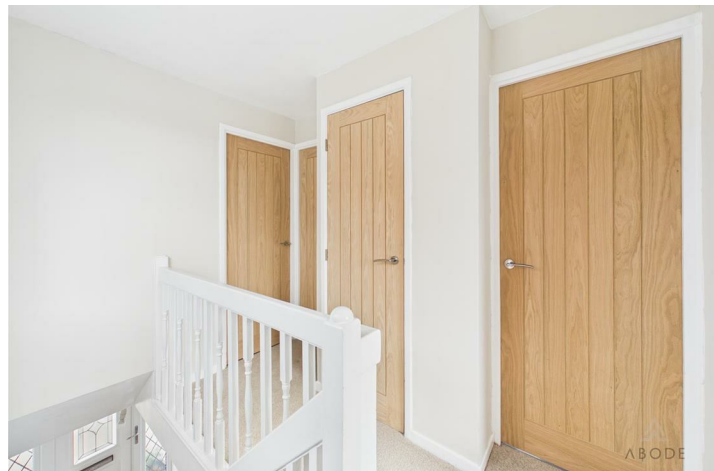
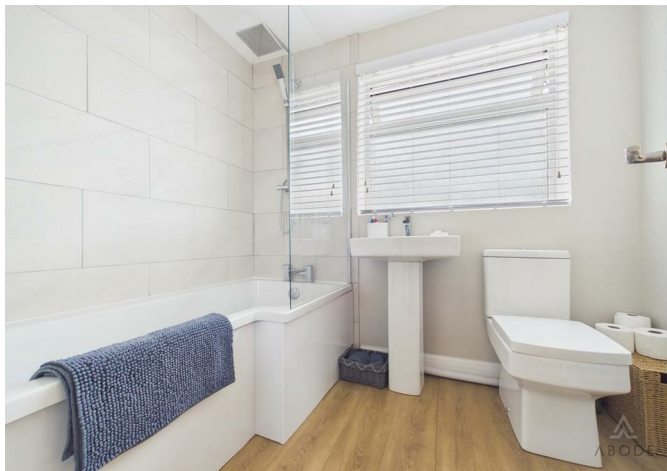
### Garage

Electric up and over door, power and lighting. Internal door to the utility room.

### Outside

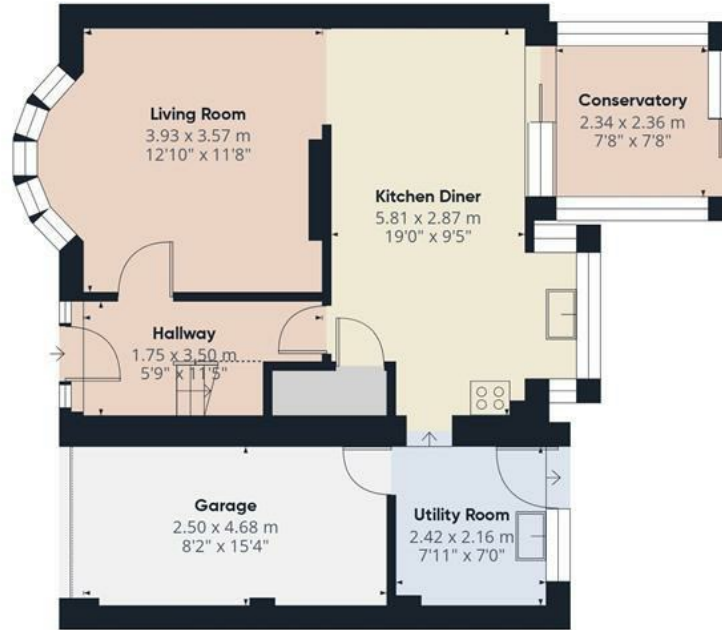
To the front there is off road parking for multiple vehicles and decorative slate area. To the rear the garden is enclosed and comprises of patio and lawn, with a shed and outside water tap.











Floor 0



Floor 1



**Approximate total area<sup>m</sup>**

98.2 m<sup>2</sup>

1058 ft<sup>2</sup>

**Reduced headroom**

0.8 m<sup>2</sup>

9 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.

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

62.4 m<sup>2</sup>  
672 ft<sup>2</sup>

**Reduced headroom**

0.8 m<sup>2</sup>  
9 ft<sup>2</sup>

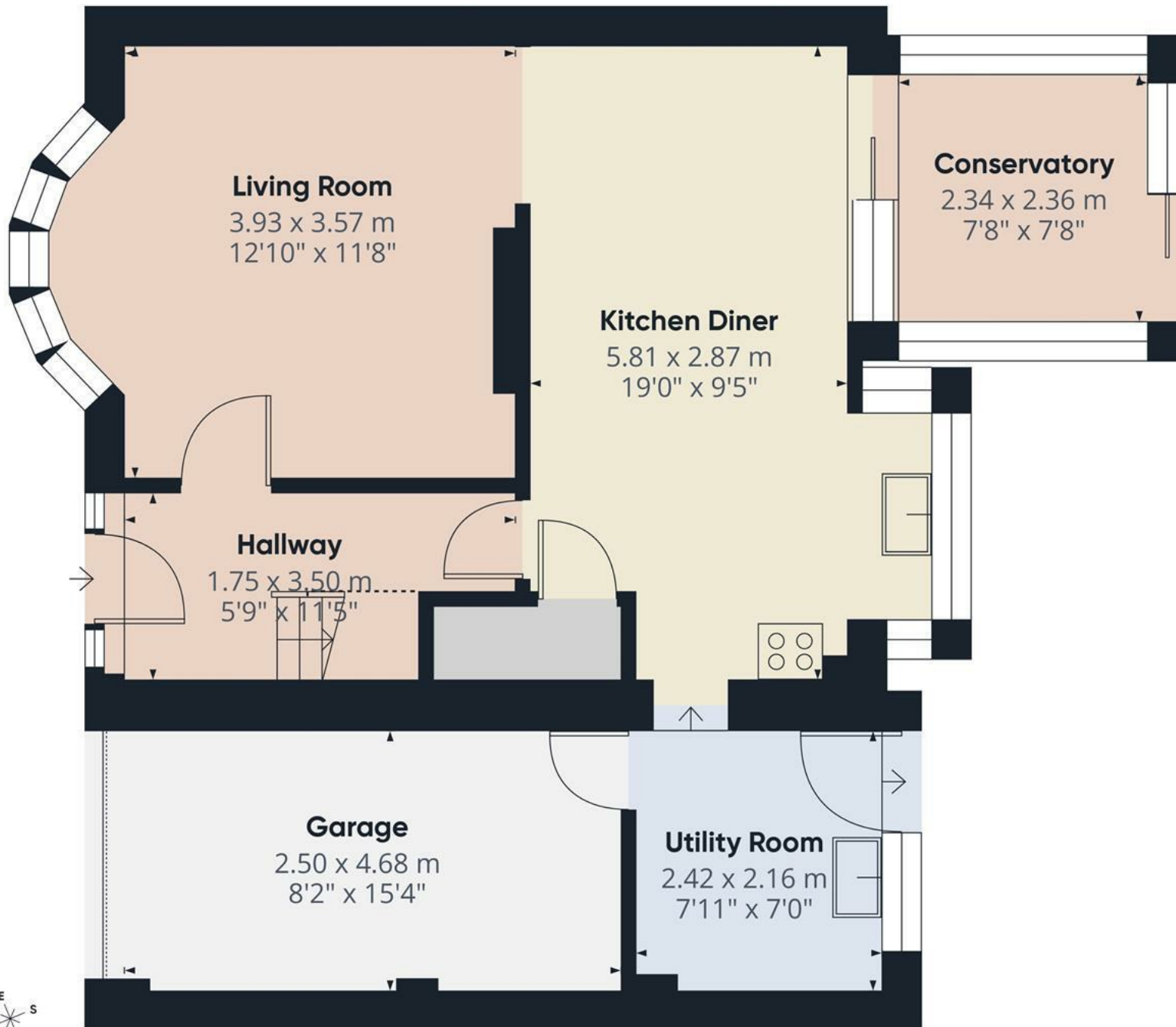
(1) Excluding balconies and terraces

Reduced headroom

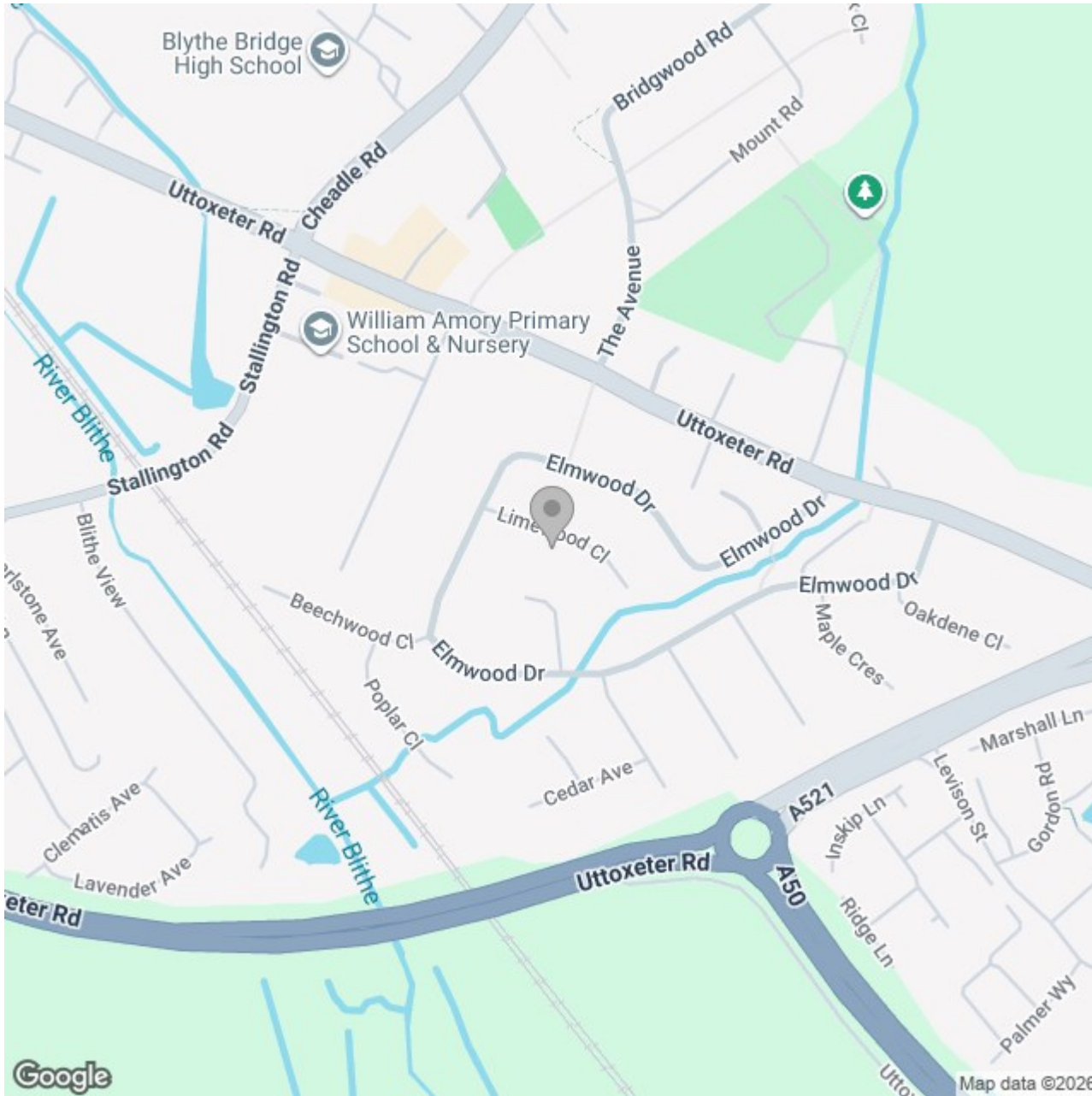
..... Below 1.5 m/5 ft

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Floor 0



## Energy Efficiency Rating

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