ABODE
SALES & LETTINGS

Churnet View, Staffordshire, ST14 5FT

Fixed Asking Price £180,000



https://www.abodemidlands.co.uk







This beautifully presented two-bedroom semi-detached home is offered at a reduced market value through a local affordable housing scheme, providing an excellent opportunity for eligible buyers. Finished to a high standard throughout, the property features a stylish refitted shaker-style kitchen with integrated appliances, a contemporary lounge/diner with feature media wall and electric fireplace, and a modern family bathroom.

Externally, the landscaped south-facing garden has been designed for low maintenance with porcelain tiling, artificial lawn, feature lighting and a raised sun terrace, while three solar panels enhance energy efficiency. With fitted wardrobes to both bedrooms, useful storage throughout, and added benefits including x3 solar panels this is a superbly appointed home ready to move straight into.

Viewing by appointment only.

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Eligibility Criteria Applies*

Only those that fulfil the below criteria may be eligible to purchase this home:

A combined maximum household income of £60,000 per annum and capital savings of less than £20,000.
You must intend to occupy the dwelling as your sole residence.
You must be able to demonstrate a 'local connection' to East Staffordshire (including living in the area for at least 5 years or a need to be close to relatives for support purposes or be able to prove there is a need for a household member to live close to their workplace.

Please contact us should you require any further information on this.

Hallway

Accessed via a composite front entrance door, the welcoming hallway features an elegant balustrade staircase rising to the first-floor landing. There is a useful understairs storage cupboard, central heating radiator, smoke alarm, thermostat, and internal doors leading to:

Cloakroom/W.C.

Stylishly appointed with Karndean flooring throughout, comprising a low-level WC with continental flush, vanity wash hand basin with mixer tap, complementary wall tiling, heated towel radiator, extractor fan, and ceiling spotlights.

Kitchen

Overlooking the front elevation via a UPVC double glazed window, the stunning refitted shaker-style kitchen offers a comprehensive range of bespoke matching base and eye-level units with granite work surfaces and Karndean flooring. Integrated appliances include a four-ring stainless steel gas hob with matching extractor hood, oven and grill, stainless steel sink with inset drainer, fridge, freezer, dishwasher, and washing machine. Additional features include a central heating radiator, LED kickboard lighting, extractor fan with LED downlighting, smoke alarm, and carbon monoxide detector.

Lounge/Diner

A bright and spacious reception room with a UPVC double glazed window to the rear elevation and a matching rear entrance door with built-in shutter blind leading onto the patio. A striking focal media wall incorporates a built-in electric fireplace, creating a cosy yet contemporary living space. Further benefits include a central heating radiator and TV aerial point.

Landing

With access to the loft space via hatch, smoke alarm, and internal doors leading to:

Bathroom

The family bathroom is fitted with a three-piece suite comprising a low-level WC with continental flush, pedestal wash hand basin with mixer tap, and panelled bath with glass screen and shower over. Complementary wall tiling, heated towel radiator, ceiling spotlights, and extractor fan complete the room.

Bedroom One

With two UPVC double glazed windows overlooking the rear garden, this bedroom benefits from a central heating radiator and a range of bespoke built-in double wardrobes with hanging rails and shelving.

Bedroom Two

A well-proportioned double bedroom featuring two UPVC double glazed windows to the front elevation. Fitted wardrobes with mirrored fronts provide hanging rails, shelving, and automatic lighting. There is also a useful over-stairs storage cupboard and central heating radiator.







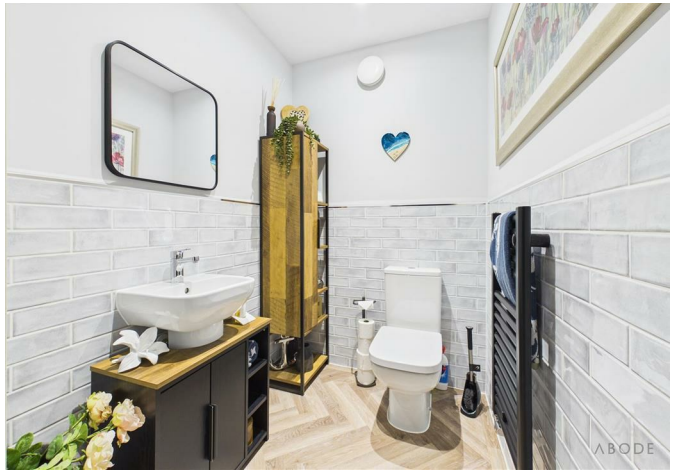
















Outside

The property benefits from three solar panels enhancing energy efficiency. Please note that the glass garden room is not included in the sale.

The rear garden has been thoughtfully landscaped for low maintenance, featuring porcelain tiled patio areas and artificial lawn. A raised platform enjoys a delightful south-facing aspect, perfect for soaking up the sunshine. A feature brick wall is enhanced by six bespoke hard-wired downlights, creating an attractive evening ambience. There is also an external power socket and a useful oak storage cupboard with electrical supply.

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.

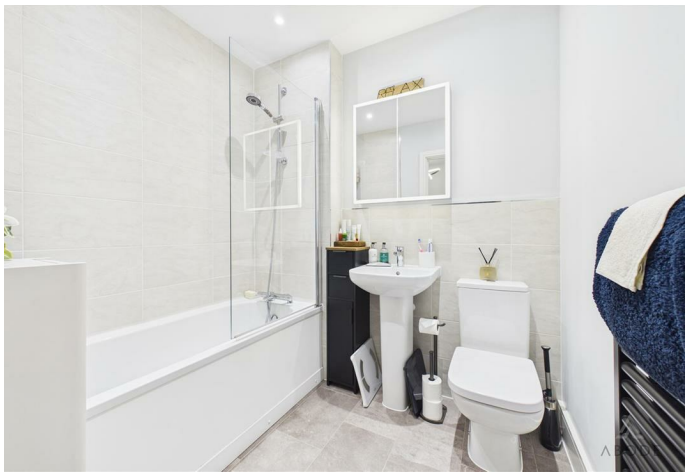

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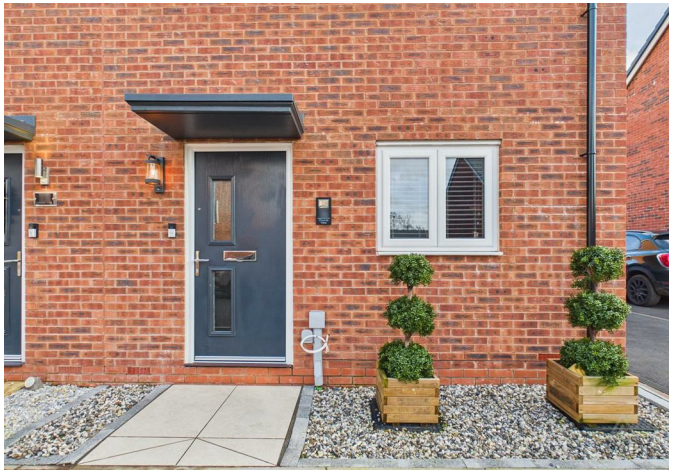

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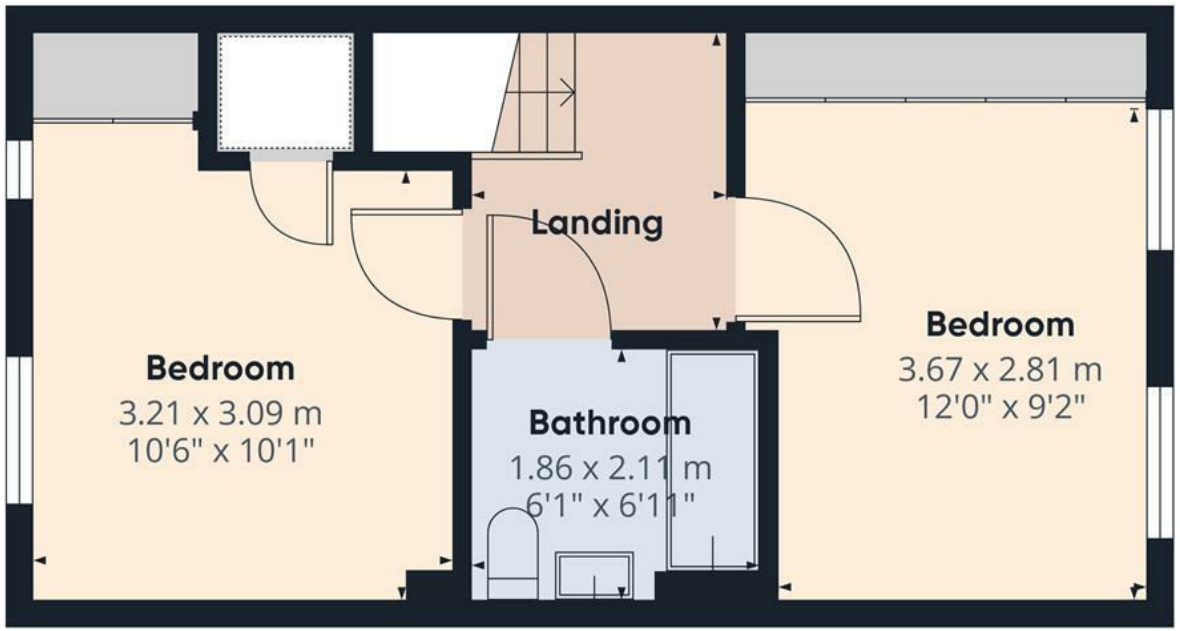

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Floor 0



Floor 1



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Approximate total area(1)

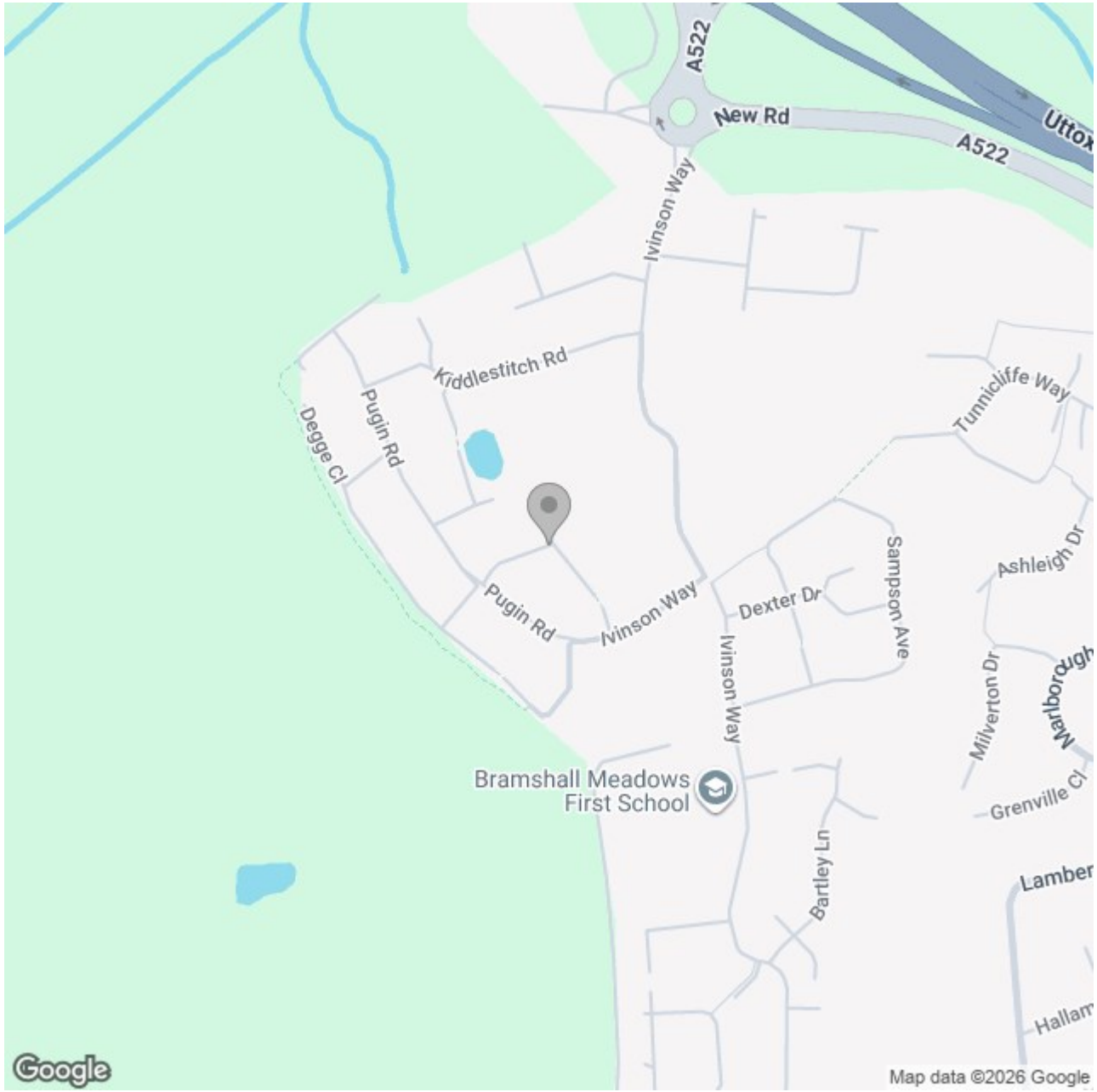
64.2 m²

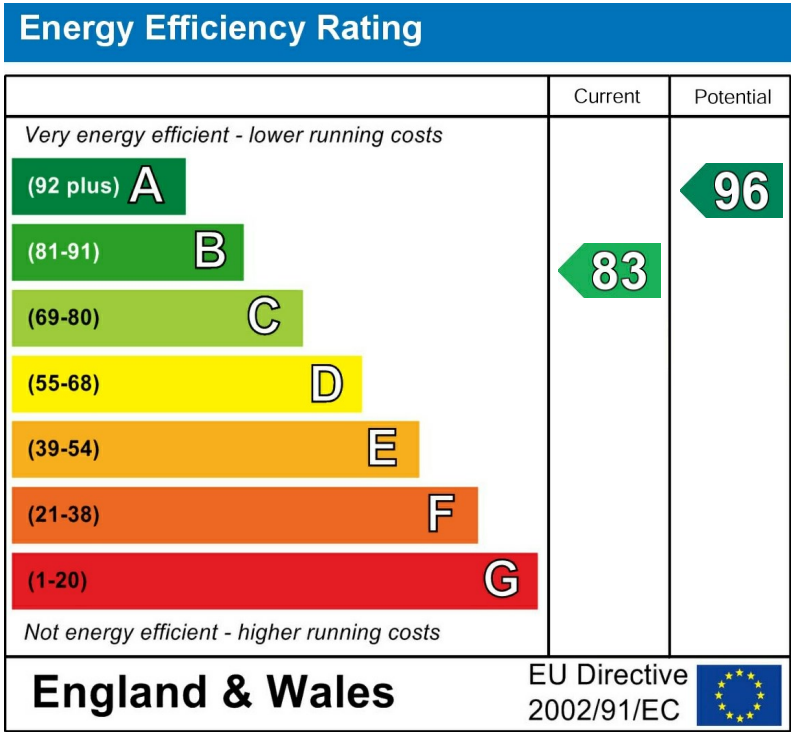
692 ft²

(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 firms employment has the authority to make or give any representation or warranty in respect of the property.