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Uffmoor Estate, B63 4JR

Asking Price £280,000



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Uffmoor Estate is a spacious and versatile family home, ideally positioned at the head of a small cul-de-sac. The property enjoys an attractive frontage and opens onto a generous block-paved driveway providing off-road parking for several vehicles.

Internally, the accommodation is well planned and enhanced by a two-storey extension, offering excellent additional living space. The ground floor comprises a welcoming entrance hallway, a bright front-facing lounge, a well-appointed fitted kitchen, and a practical WC/utility room. The extended reception room adds valuable flexibility and can be used as a dining room, playroom, home office, or additional sitting area, making it ideal for modern family living.

To the first floor, the property offers three well-proportioned bedrooms, including a spacious principal bedroom with dressing area and en-suite provision, along with two further double bedrooms. A modern four-piece family bathroom completes the upper floor, featuring a bath, separate shower, WC, and wash basin with contemporary fittings.

Overall, the property provides substantial and adaptable living accommodation, enhanced by its extension, ample parking, and desirable cul-de-sac setting, making it an ideal family home.

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Hallway
A welcoming entrance hall with a composite front door. Stairs rise to the first-floor landing, with a central heating radiator, smoke alarm, and access to the principal ground floor accommodation via internal doors.

Lounge
A bright and comfortable reception room featuring a UPVC double-glazed window to the front elevation. Benefits include a central heating radiator, TV aerial point, telephone point, and ceiling spotlights, creating a warm and versatile living space.

Kitchen
Fitted with two UPVC double-glazed windows overlooking the rear garden, this well-appointed kitchen offers a range of matching base and eye-level units with wood-block effect work surfaces and matching upstands.
Includes a stainless steel sink with mixer tap, stainless steel extractor hood, and space for freestanding under-counter appliances. Additional features include spotlighting, central heating radiator, and useful storage housing the gas meter and consumer unit.

A rear hall provides access to the garden via a UPVC double-glazed door, along with a radiator, smoke alarm, and carbon monoxide detector. Internal doors lead to the WC/utility area.

W.C./Utility Room
Featuring a UPVC frosted double-glazed window to the rear elevation, this practical space includes a low-level WC, floating wash hand basin with mixer tap and tiled splashback, and a central heating radiator.
There is also a base-level storage cupboard, plumbing for under-counter appliances, a wood-block effect work surface with stainless steel sink and drainer, a combination gas boiler, extractor fan, and carbon monoxide detector.

Extended Reception Room
An extension to the property provides a versatile additional reception room, ideal as a dining area, playroom, home office, or second sitting room. Features include a central heating radiator and a UPVC double-glazed window to the front elevation.

Landing
Providing access to all bedrooms and bathroom, with loft hatch access, smoke alarm, and internal doors to all first-floor accommodation.

Bedroom One
A spacious principal bedroom with UPVC double-glazed window to the front elevation, central heating radiator, and TV aerial point. Includes a dedicated dressing area with an additional UPVC double-glazed window to the rear elevation.

En-suite
Featuring a UPVC double glazed frosted window to the rear elevation and fitted with a modern three-piece shower room suite comprising a low-level WC with continental flush, floating wash hand basin with mixer tap, and corner shower cubicle with electric shower. Complementary tiled wall coverings and a chrome heated towel radiator complete the room.

Bedroom Two
A well-proportioned double bedroom with two UPVC double-glazed windows to the front elevation and a central heating radiator.

Bedroom Three
A further generous double bedroom with a UPVC double-glazed window overlooking the rear elevation and a central heating radiator.



Family Bathroom
A stylish four-piece suite comprising low-level WC, floating wash hand basin with mixer tap and tiled splashback, panelled bath with mixer tap, and corner shower cubicle.
Finished with complementary wall tiling, heated towel radiator, extractor fan, and ceiling spotlights, along with a UPVC frosted double-glazed window to the rear elevation.




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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

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

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.


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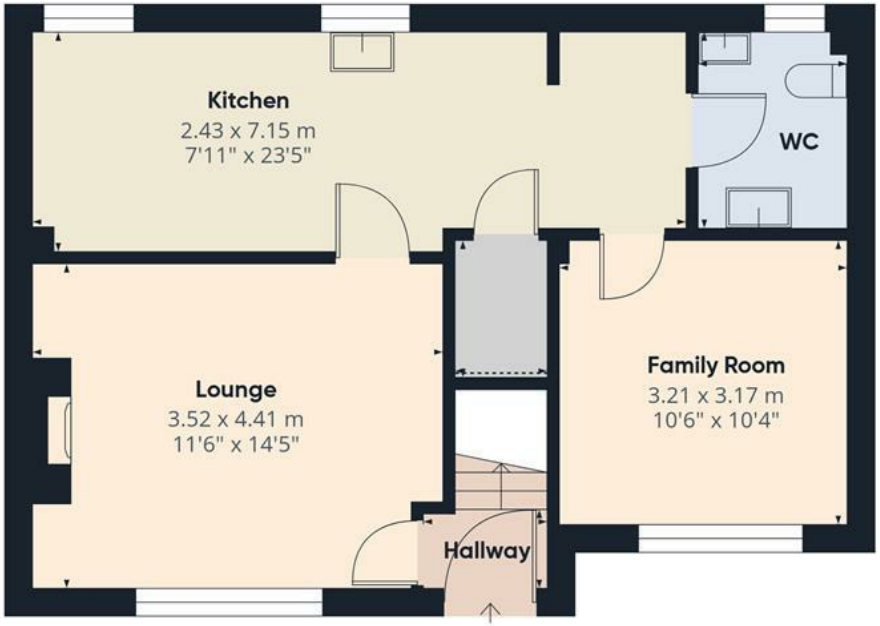




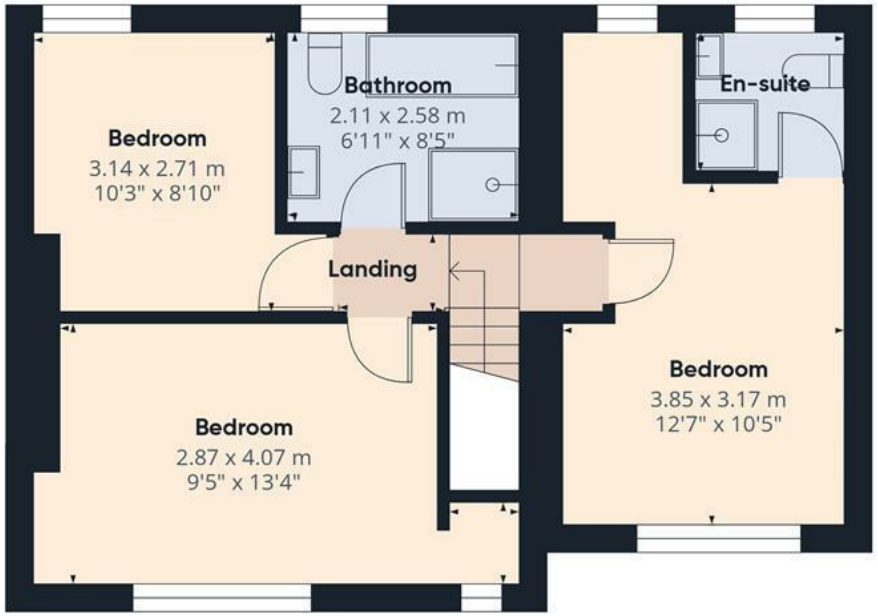





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Floor 0



Floor 1



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Approximate total area(1)

93.9 m²

1012 ft²

Reduced headroom

0.1 m²

1 ft²

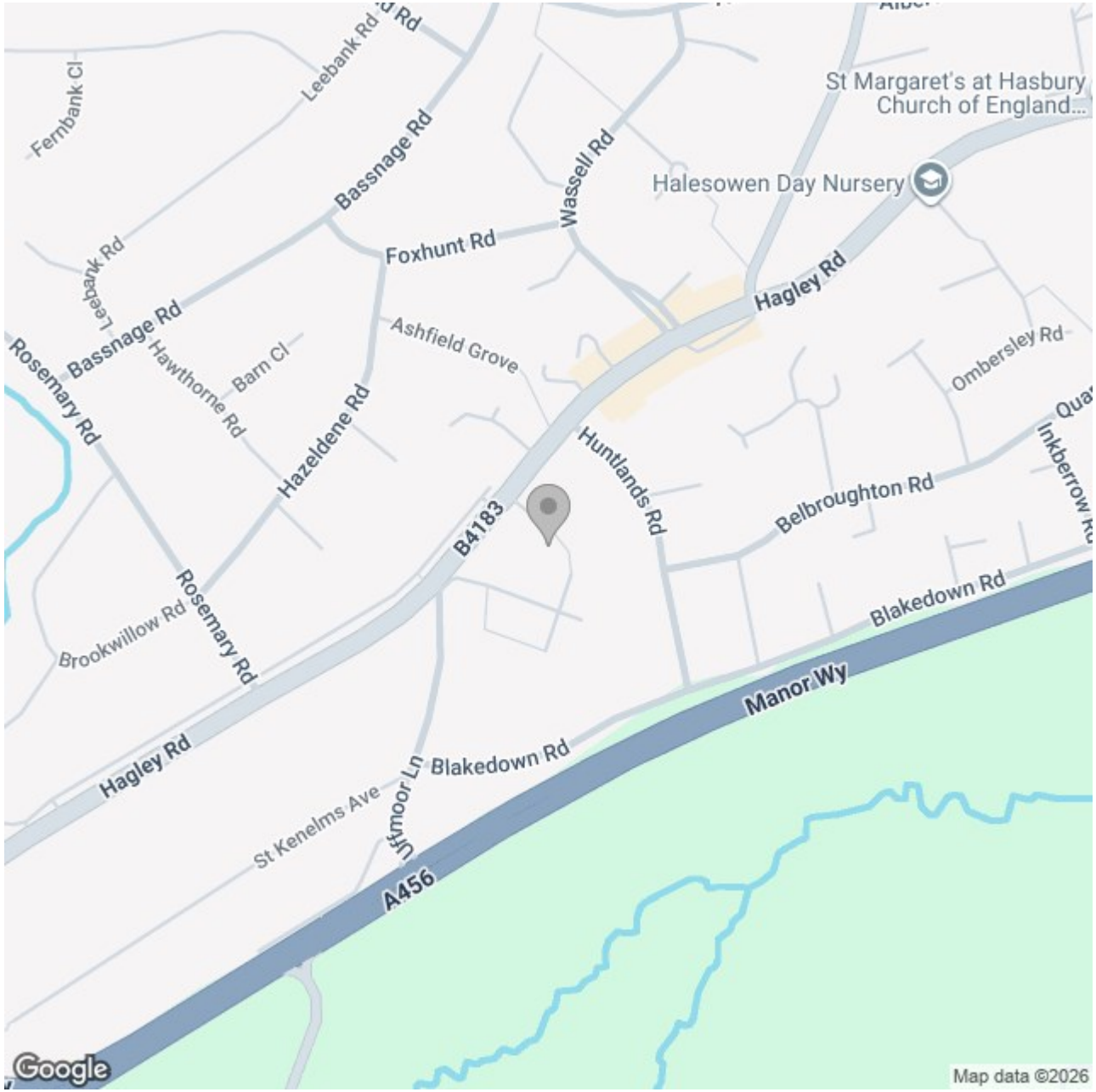
(1) Excluding balconies and terraces

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.