ABODE
SALES & LETTINGS

Churnet Row, Rocester, Staffordshire, ST14 5JT

£120,000



https://www.abodemidlands.co.uk







Offered to the market with no onward chain and vacant possession, this charming three-bedroom cottage presents an exciting opportunity for purchasers seeking a property with significant potential. Requiring a programme of modernisation throughout, the home retains a wealth of character and offers excellent scope for improvement and personalisation.

The accommodation briefly comprises a welcoming lounge with a feature log-burning fireplace, fitted kitchen, utility room, ground-floor bathroom, two first-floor bedrooms and a further third bedroom to the second floor. Outside, the property benefits from an allocated off-road parking space located opposite the home, subject to a nominal annual peppercorn payment of £1 to JCB.

To the rear, a shared-access patio area leads to a delightful tree-lined pathway and a detached offset garden, enjoying a mature outlook with an attractive range of established shrubs and trees. Combining character, outdoor space and future potential, this is a rare opportunity to create a wonderful home in a sought-after setting.

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Lounge
A cosy and inviting reception room featuring a uPVC double-glazed window to the front elevation and a charming log-burning fireplace with decorative surround, creating an attractive focal point.

Kitchen
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Fitted with a glazed window to the rear elevation, the kitchen offers a range of matching wall and base units with roll-edge work surfaces and complementary tiled floor and wall coverings. An internal staircase rises to the first-floor landing, with a useful understairs storage area.

Utility
Having a uPVC double-glazed window to the rear elevation and a uPVC double-glazed frosted rear entrance door. The room benefits from quarry-tiled flooring throughout and provides space and plumbing for freestanding white goods. A smoke alarm is fitted, and an internal door leads through to the bathroom.

Bathroom
Fitted with a uPVC double-glazed frosted window to the rear elevation and a three-piece suite comprising a low-level WC, panelled bath and wash hand basin. Complementary tiling is provided to both the walls and floor.

Landing
With a uPVC double-glazed window to the rear elevation, smoke alarm and internal doors leading to the bedrooms. A staircase rises to the second floor.

Bedroom One
A well-proportioned double bedroom with a uPVC double-glazed window to the front elevation, exposed ceiling beams and a built-in double wardrobe housing the hot water cylinder, with additional shelving for storage.

Bedroom Two
Featuring a uPVC double-glazed window to the rear elevation.

Second Floor Landing
With an internal door leading to:

Bedroom Three
A versatile third bedroom with a uPVC double-glazed window to the front elevation.

Parking
The property benefits from an allocated off-road parking space situated directly opposite the home. The parking area is held under a peppercorn arrangement with a nominal annual payment of £1 made to JCB for its use.

Outside
To the rear, there is a patio seating area with shared access, providing an ideal space for outdoor enjoyment. Beyond the patio, a charming tree-lined pathway leads to a detached offset garden, enjoying a mature outlook and featuring a variety of established shrubs, trees and planting, creating a pleasant and private outdoor environment.









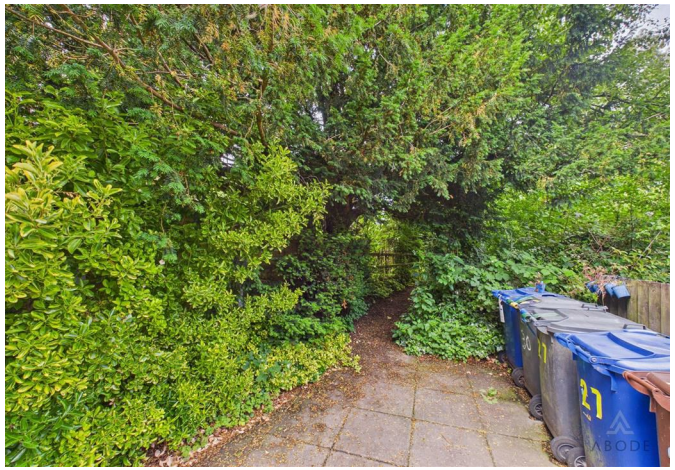


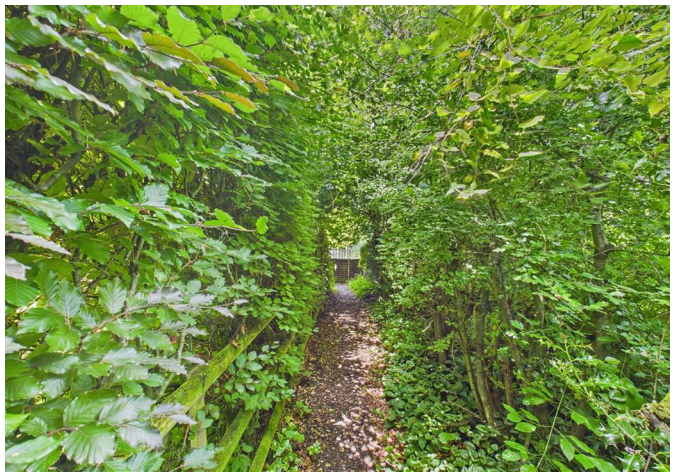














AML Disclaimer -

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.

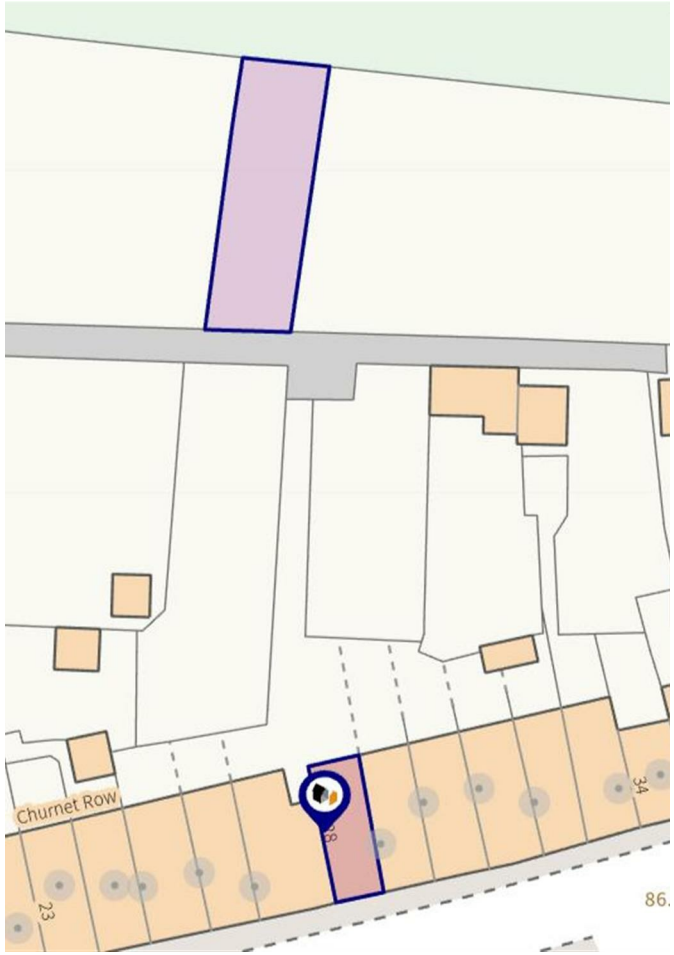
Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

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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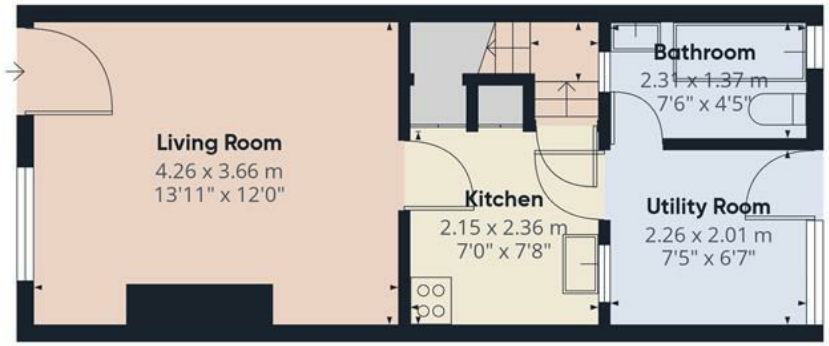
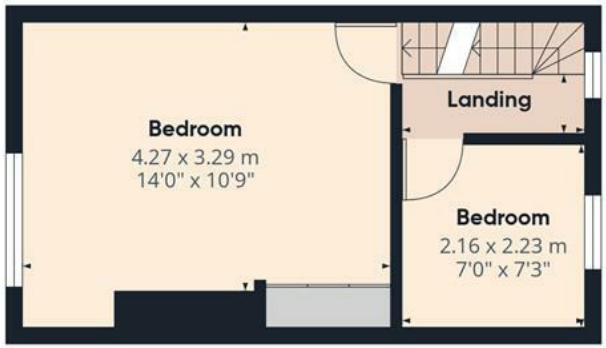


Floor 0



Floor 1





Floor 2

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Approximate total area(1)

67.6 m²

728 ft²

Reduced headroom

0.6 m²

6 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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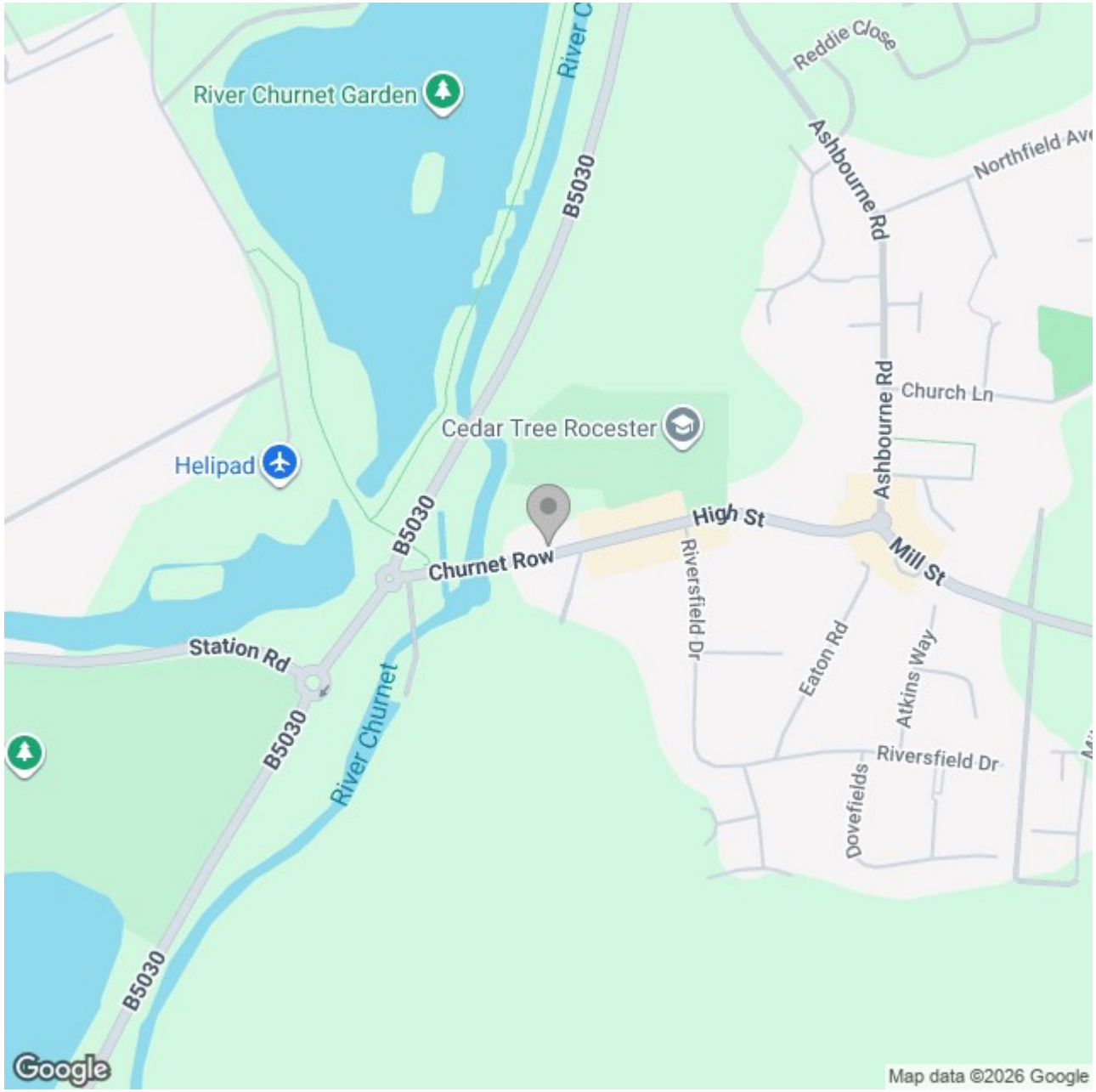

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	14	
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.