





Situated at the end of a quiet cul-de-sac on Upton Drive, this well-presented two-bedroom home enjoys an attractive open aspect over green space to the front, creating a pleasant outlook and a sense of openness rarely found with properties of this style. The accommodation is thoughtfully laid out over two floors, complemented by double width allocated parking and a private rear garden, making it an ideal first-time purchase or investment opportunity.



Accommodation

Ground Floor

The accommodation opens into an entrance hallway with stairs rising to the first floor and access to a convenient ground-floor WC. From here, a well-proportioned living room is positioned to the front of the property, benefiting from natural light and views over the green space. To the rear sits a kitchen diner, fitted with a range of matching wall and base units and offering space for a dining table. Double doors provide direct access out to the rear garden, allowing for easy indoor-outdoor living and making the space ideal for both everyday use and entertaining.

First Floor

The first-floor landing provides access to two bedrooms and the family bathroom. Both bedrooms are generous double rooms, each offering ample space for bedroom furniture and storage. The bathroom is fitted with a modern three-piece suite comprising a bath with shower over, wash hand basin and low-level WC, completing the internal accommodation.

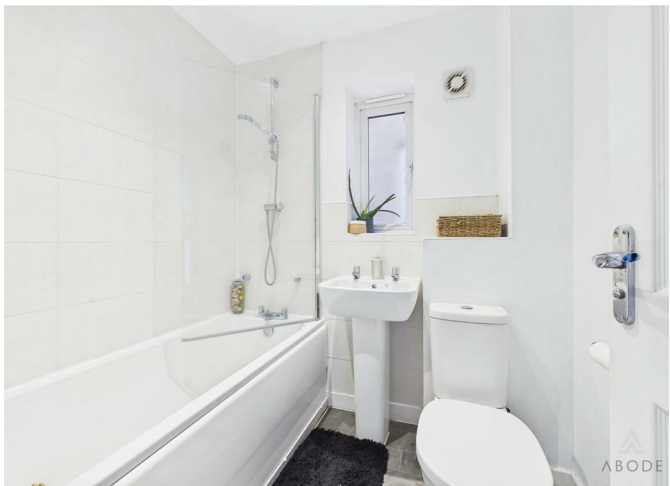
Outside

To the front of the property is allocated parking, positioned conveniently near the entrance, with the added benefit of overlooking an open green area which enhances privacy and outlook. The rear garden is enclosed and designed for low maintenance, featuring a patio seating area ideal for outdoor dining, a lawned section, and a useful timber shed for storage.

Location

Upton Drive is set within a popular modern development in Burton-on-Trent, well placed for local amenities, schooling and transport links. The town centre, Burton train station and major road networks including the A38 are all within easy reach, making the location particularly suitable for commuters, first-time buyers and investors alike.







AML Disclaimer - Burton Office

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 - Burton Office

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.

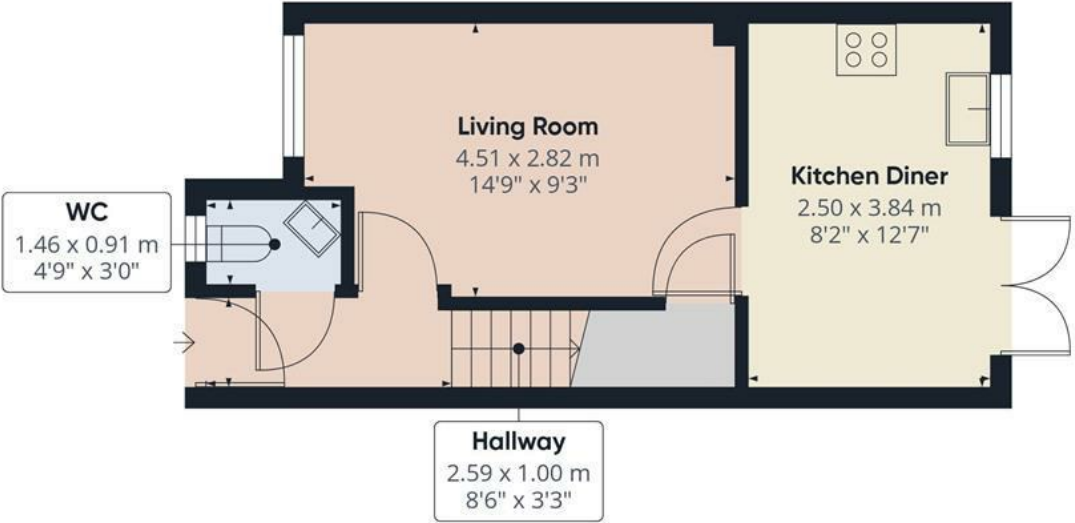
Service Charges and Management Fees

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

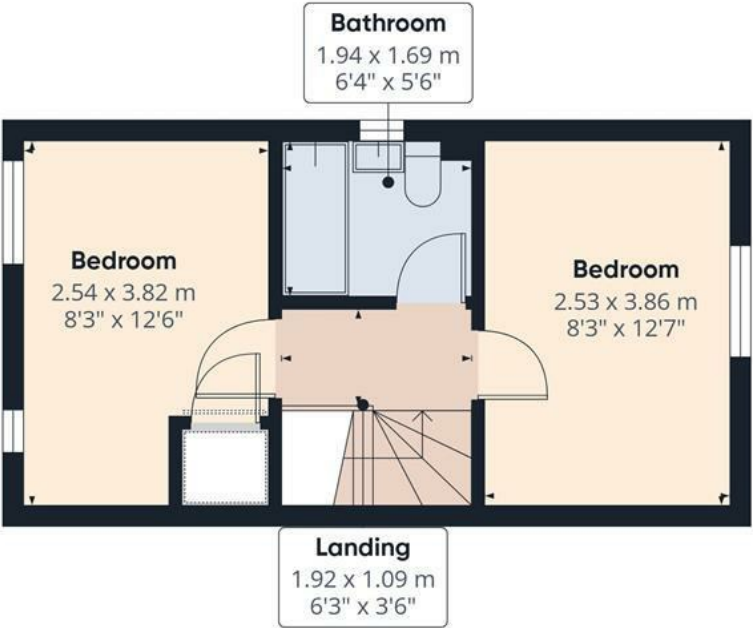








Floor 0



Floor 1

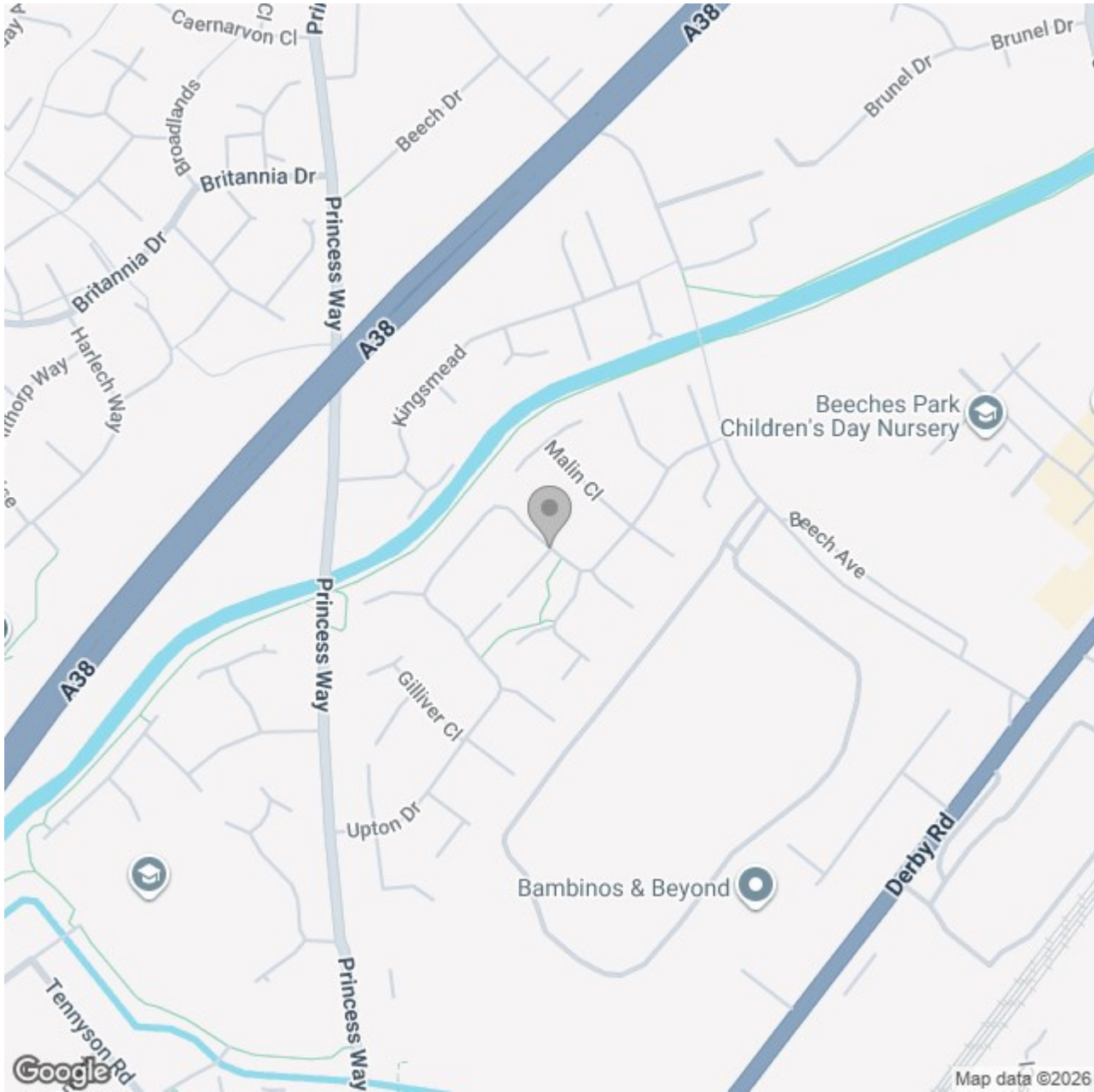
Approximate total area⁽¹⁾
52.5 m²
565 ft²

(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.

GIRAFFE360





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(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	