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Benson Close, WSI3 6DA

Offers Over £350,000



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Offering generous and versatile accommodation throughout, this three-bedroom semi-detached home features a spacious lounge, modern kitchen diner, separate utility room, ground floor WC, garage and an enclosed rear garden.





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Accommodation

GROUND FLOOR

The accommodation begins with a spacious entrance hallway, creating a welcoming first impression and providing access to the principal ground-floor rooms. Stairs rise to the first floor, while a useful recessed display area provides additional character to the hallway.

Positioned at the front of the property is the generous lounge, extending across much of the width of the original house. A wide bay window allows plenty of natural light into the room, while a central fireplace provides a natural focal point. The proportions offer ample space for a range of seating and occasional furniture.

To the rear is the modern kitchen diner, which forms an excellent space for everyday family living and entertaining. The kitchen is fitted with a comprehensive range of high-gloss wall and base units, complemented by work surfaces and a large central island incorporating the hob and breakfast-bar seating.
Further features include an integrated eye-level oven and microwave, space for additional appliances and a sink positioned beneath the rear window. There is plenty of room alongside the kitchen for a dining table, while sliding patio doors open directly onto the garden.

A door from the kitchen leads into the separate utility room, providing further fitted storage, additional work surfaces and a sink. A roof window brings natural light into the room, while an external door provides access to the rear garden. The utility room also connects internally to the garage and the ground floor WC.

FIRST FLOOR

The first-floor landing leads to three bedrooms, the shower room and a separate WC.
The principal bedroom is a spacious double room positioned at the front of the property, with a wide window overlooking the frontage. Bedroom two is another well-proportioned double room, also offering plenty of space for freestanding furniture.
Bedroom three is positioned at the rear and would make a suitable single bedroom, nursery, dressing room or home office.
The bedrooms are served by a generously sized shower room, fitted with a large walk-in shower enclosure, wall-mounted wash hand basin and heated towel rail. A separate WC is positioned alongside, completing the first-floor accommodation.

OUTSIDE

To the front, the property is set back behind a lawned garden with planted borders. A block-paved driveway provides off-road parking and leads to the attached garage, which is fitted with an up-and-over door and benefits from internal access through to the utility room.
The enclosed rear garden is mainly laid to lawn and features paved areas immediately outside the house, providing space for outdoor seating. Established shrubs, flowering plants and mature borders create a pleasant and private setting, while a timber garden store provides useful external storage.
I've left the location paragraph off because the road and area haven't been included in this thread.



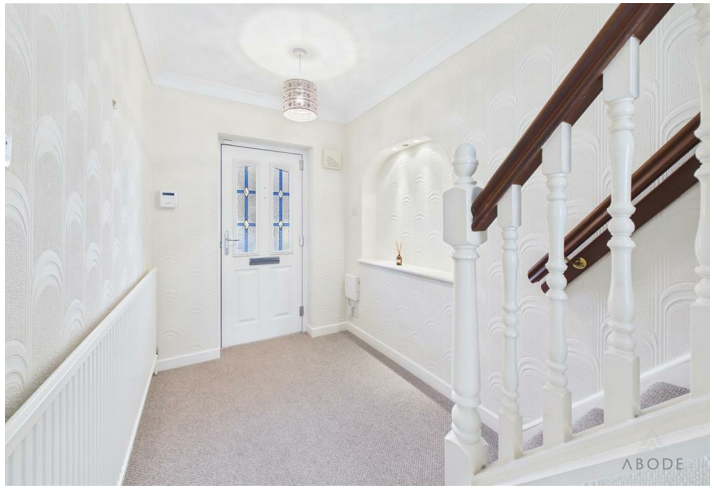



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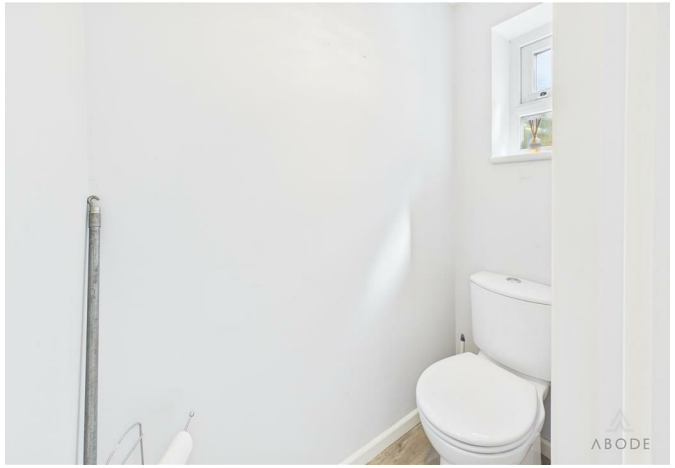

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AML Disclaimer - Burton Office

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.






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Floor 0



Floor 1



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Approximate total area(1)

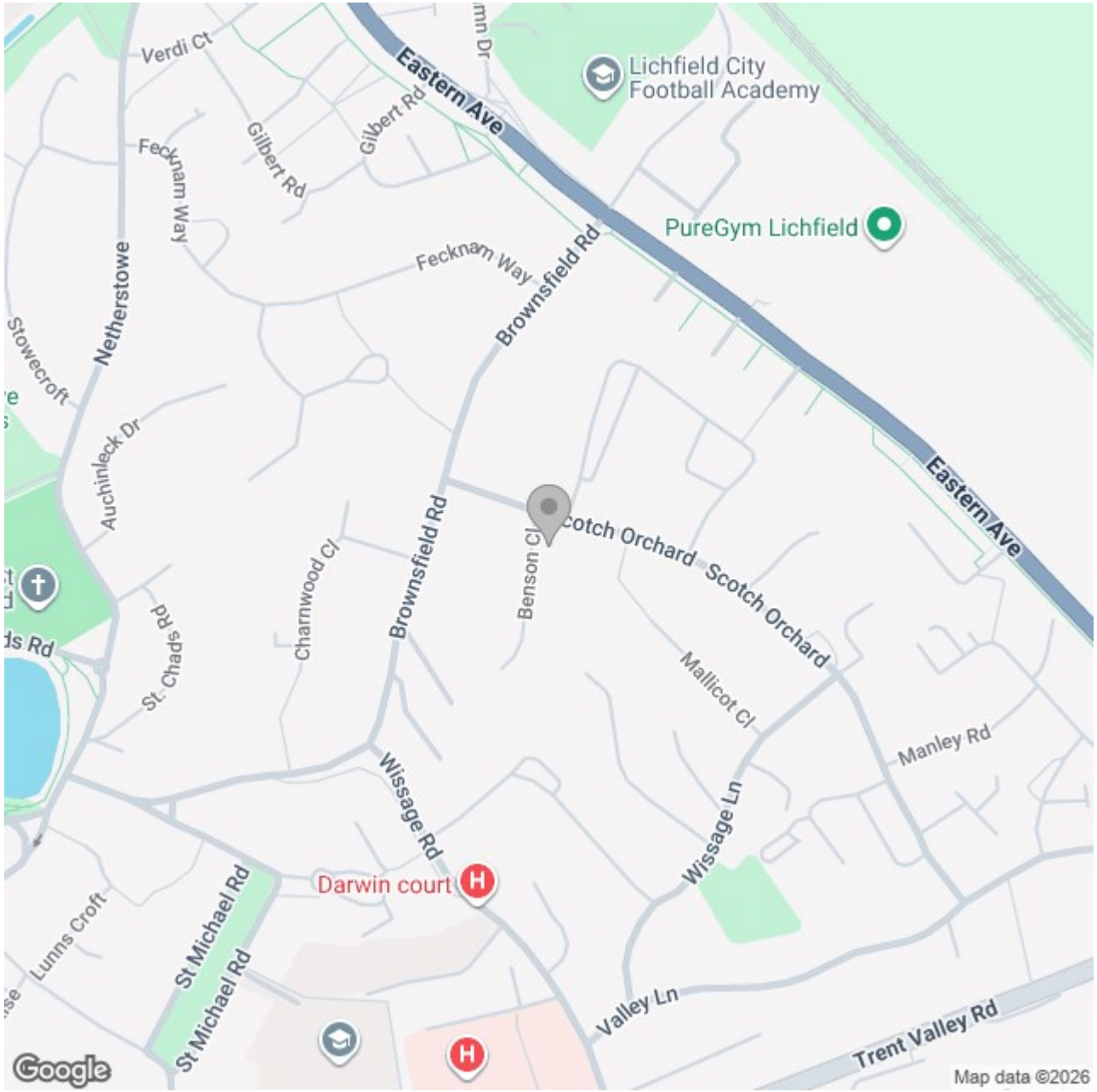
101.6 m²

1093 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		
(81-91) B	81	
(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	

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.