





This well-presented three-bedroom family home occupies a generous plot, enjoying wraparound gardens extending to the front, side and rear elevations. The property also offers potential to create off-road parking, subject to the necessary planning permissions and consents.

Internally, the home provides spacious accommodation throughout, complemented by gas central heating and double glazing. The enclosed rear garden offers a pleasant and private outdoor space, ideal for relaxing, entertaining or enjoying time with family.

The property is conveniently positioned for easy access to local shops, schools and a range of everyday amenities, making it a practical choice for a variety of buyers.

In brief, the accommodation comprises: entrance hallway, kitchen and spacious lounge/diner to the ground floor. Upstairs, there are three bedrooms, a family bathroom and separate WC.

An appealing family home with generous gardens and potential for off-road parking. Ideal for first-time buyers, growing families or those looking to downsize, with early viewing highly recommended to appreciate the space and potential on offer.



Entrance Hallway

Composite door providing access from the side elevation and central heating radiator.

Kitchen

Fitted with a range of base and eye-level units with complementary worktops, inset stainless steel sink with drainer and space and plumbing for a cooker, washing machine and fridge freezer. Tiled splashback, UPVC double-glazed window to the rear elevation, central heating radiator, useful pantry cupboard and UPVC double-glazed door providing access to the rear elevation.

Lounge Diner

Feature wall panelling, UPVC double-glazed windows to the side and rear elevations, central heating radiator and feature fireplace.

Landing

Double-glazed window to the side elevation and loft access.

WC

Fitted with a WC, UPVC double-glazed window to the rear elevation and central heating radiator.

Master Bedroom

Two UPVC double-glazed windows to the front elevation, central heating radiator and useful storage cupboard.

Bedroom

Two UPVC double-glazed windows to the rear elevation, central heating radiator, loft access and useful storage cupboards, one of which houses the boiler.

Bedroom

UPVC double-glazed windows to the side and front elevations, central heating radiator and useful storage cupboard.



Bathroom

Fitted with a wash hand basin and bath with shower over, partially tiled walls, shelving, central heating radiator and UPVC double-glazed window to the side elevation.

Outside

Gardens to the front, side and rear elevations, mainly laid to lawn. Outhouse in the rear garden providing storage, outside water tap.

Disclaimer

Please note, a photo used has been digitally altered to remove personal items.







AML Disclaimer - Cheadle 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.

PIF Disclaimer - Cheadle Office

Property Particulars

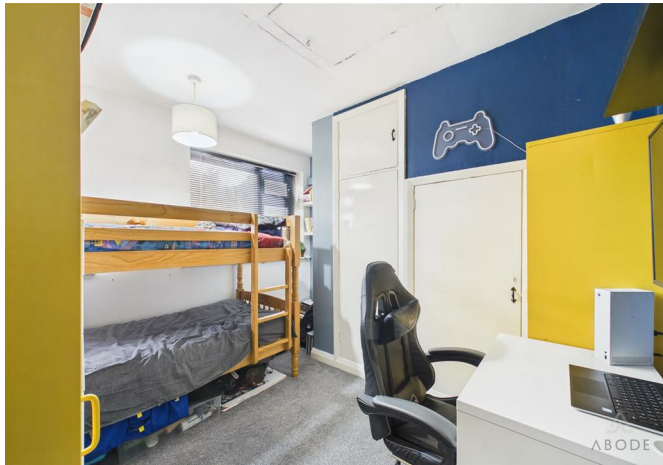
These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have 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

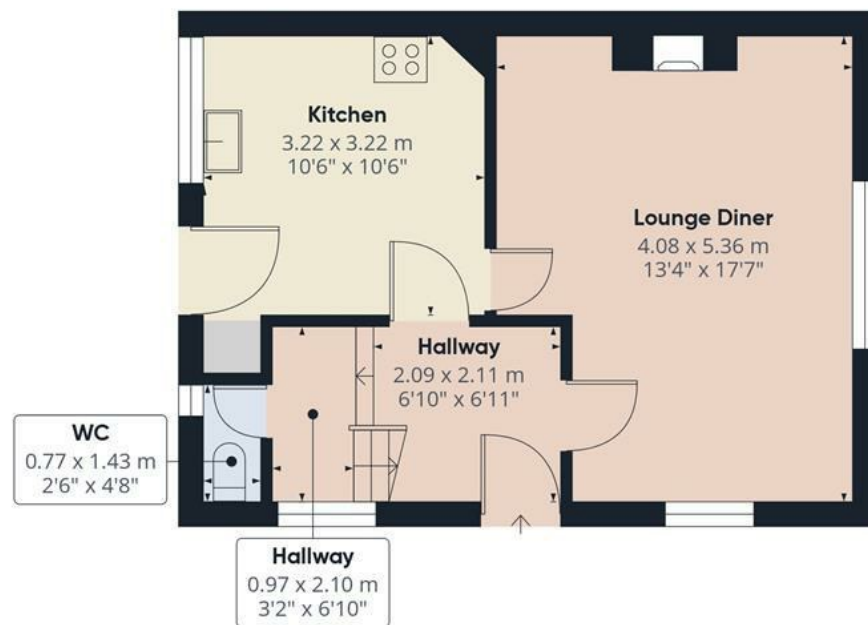
Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

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

Approximate total area⁽¹⁾

75.2 m²

808 ft²



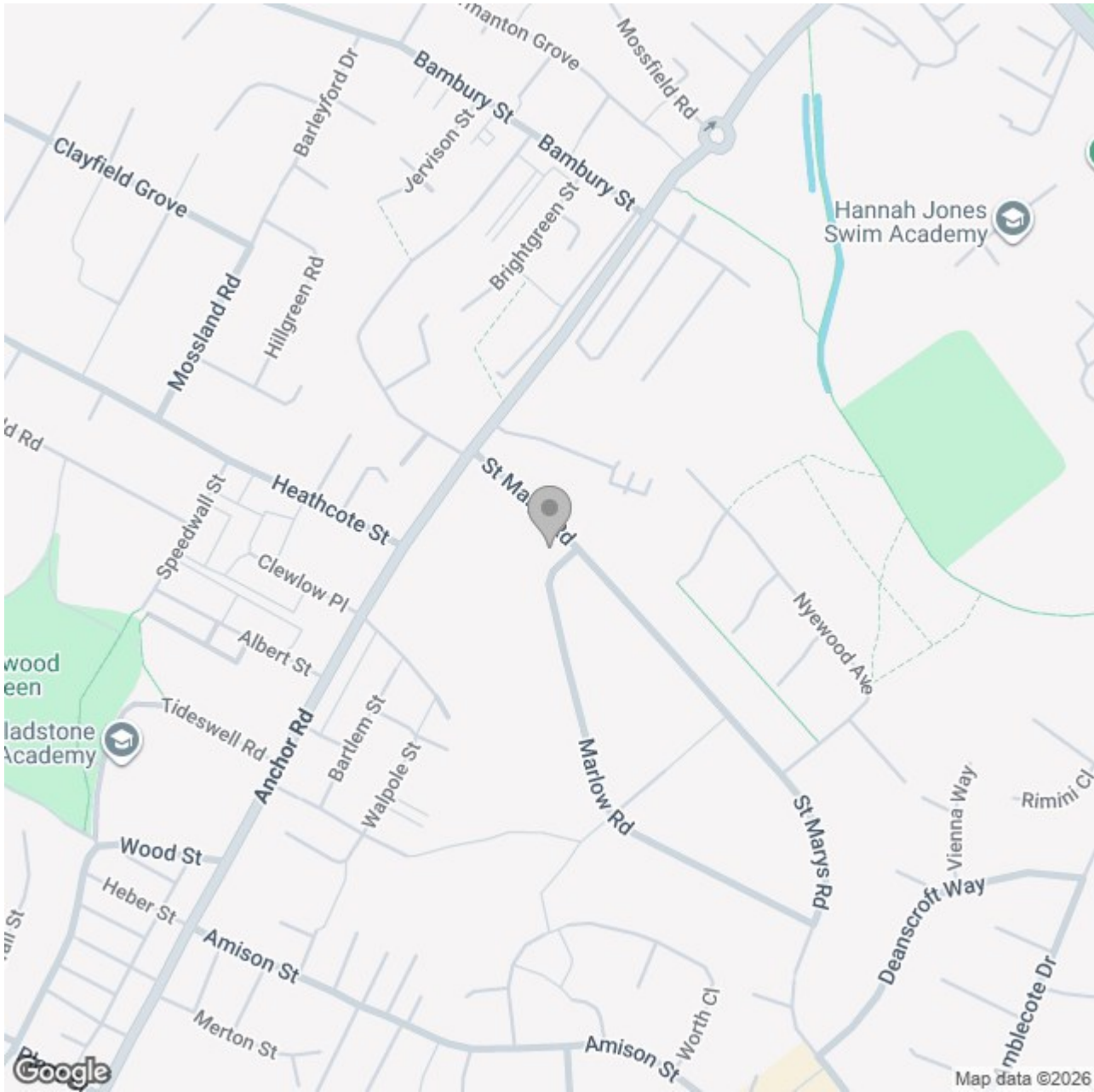
Floor 1

(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.

GIRAFFE 360





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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