ABODE
SALES & LETTINGS

Scotts Road, West Midlands, DY8 IXE

£215,000



https://www.abodemidlands.co.uk







Offered for sale with no onward chain and vacant possession, this well-proportioned two-bedroom property provides spacious and practical accommodation arranged over two floors.

The ground floor comprises an entrance hallway, a comfortable lounge and a generous kitchen with three rear-facing windows, a range of matching wall and base units, useful appliance space and access to a side porch. The side porch leads to a convenient ground-floor WC.

To the first floor are two well-proportioned bedrooms, both benefiting from built-in or additional storage, together with a family bathroom fitted with a three-piece suite and electric shower over the bath. The property also benefits from loft access and useful storage throughout.

Externally, the property enjoys convenient side access and offers a practical layout suited to a variety of buyers.

With its generous accommodation, two bedrooms, ground-floor WC, well-equipped kitchen and the significant benefits of no onward chain and vacant possession, this property represents an excellent opportunity for first-time buyers, couples, downsizers or investors.

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Entrance Hallway
Accessed via a UPVC double-glazed door to the front elevation, the entrance hallway provides a welcoming approach to the property. The hallway benefits from a staircase rising to the first-floor landing, a useful meter cupboard housing the electrical meter and consumer unit, a smoke alarm and an internal door leading through to the lounge.

Lounge
A well-proportioned reception room featuring a UPVC double-glazed window to the front elevation, providing an abundance of natural light. Further benefits include a master telephone point, central heating radiator and an internal door leading through to the kitchen.

Kitchen/Diner
The kitchen is fitted with a comprehensive range of matching wall and base-level storage cupboards and drawers, complemented by drop-edge preparation work surfaces.

The kitchen benefits from three UPVC double-glazed windows to the rear elevation, creating a bright and well-lit space. Features include a Worcester Bosch central heating combination gas boiler, stainless-steel sink and drainer with mixer tap, plumbing and space for freestanding under-counter white goods and a stainless-steel extractor hood.

Further benefits include a carbon monoxide detector, ceiling spotlighting, central heating radiator and an internal door leading through to the side porch.

Side Porch
The side porch provides useful additional access and benefits from a UPVC double-glazed frosted side-entry door, smoke alarm and an internal door leading through to the ground-floor WC.

W.C.
A convenient ground-floor cloakroom featuring a UPVC double-glazed frosted window to the side elevation, low-level WC and central heating radiator.

Landing
The first-floor landing features a UPVC double-glazed window to the side elevation, allowing natural light into the space. There is a smoke alarm, access to the loft space via a loft hatch and internal doors leading to both bedrooms and the family bathroom.

Bedroom One
A spacious principal bedroom featuring a UPVC double-glazed window to the front elevation and central heating radiator. The room also benefits from a useful over-stairs storage cupboard, complete with hanging rail, providing valuable additional storage.

Bedroom Two
A well-proportioned second bedroom featuring a UPVC double-glazed window overlooking the rear elevation and central heating radiator. The room also benefits from a built-in storage cupboard with hanging rail.

Bathroom
The family bathroom is fitted with a three-piece suite comprising a low-level WC with continental flush, pedestal wash hand basin with mixer tap and bath with glazed shower screen and electric shower over.

The room features tiled wall coverings, a UPVC double-glazed frosted window to the rear elevation, extractor fan, ceiling spotlighting and central heating radiator.




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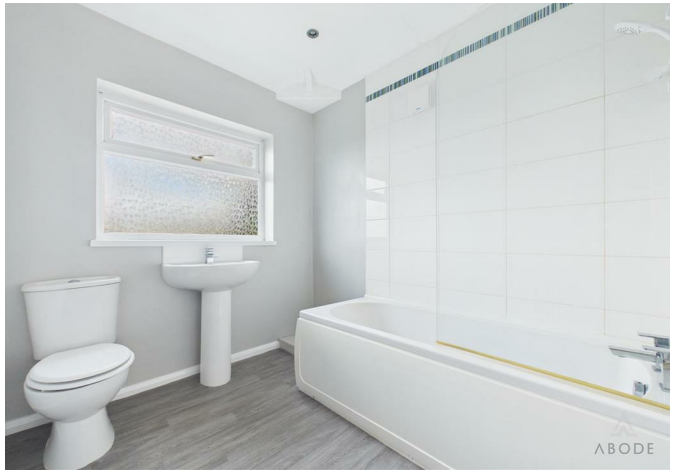






AML Disclaimer -

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.



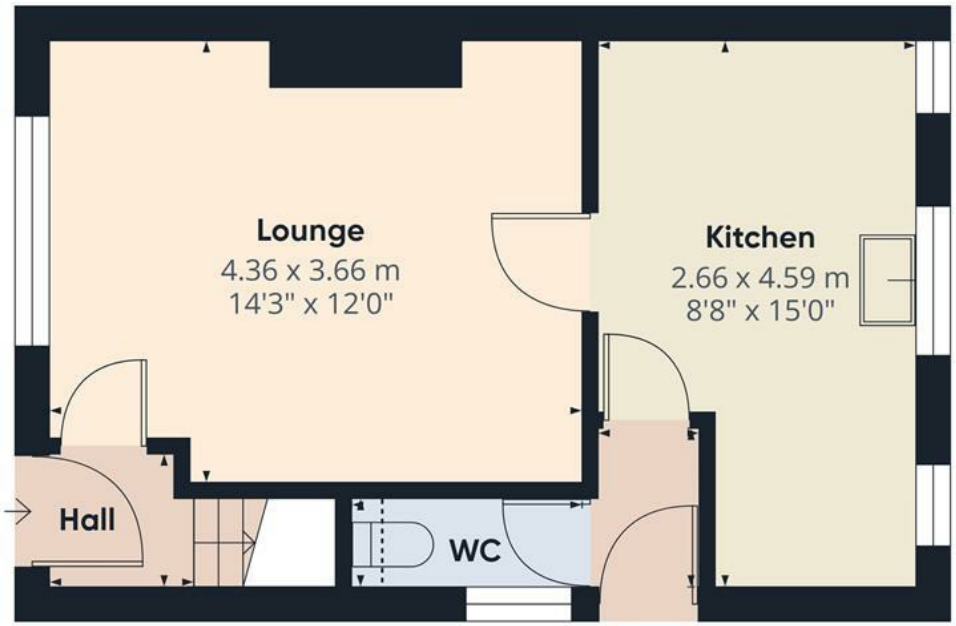




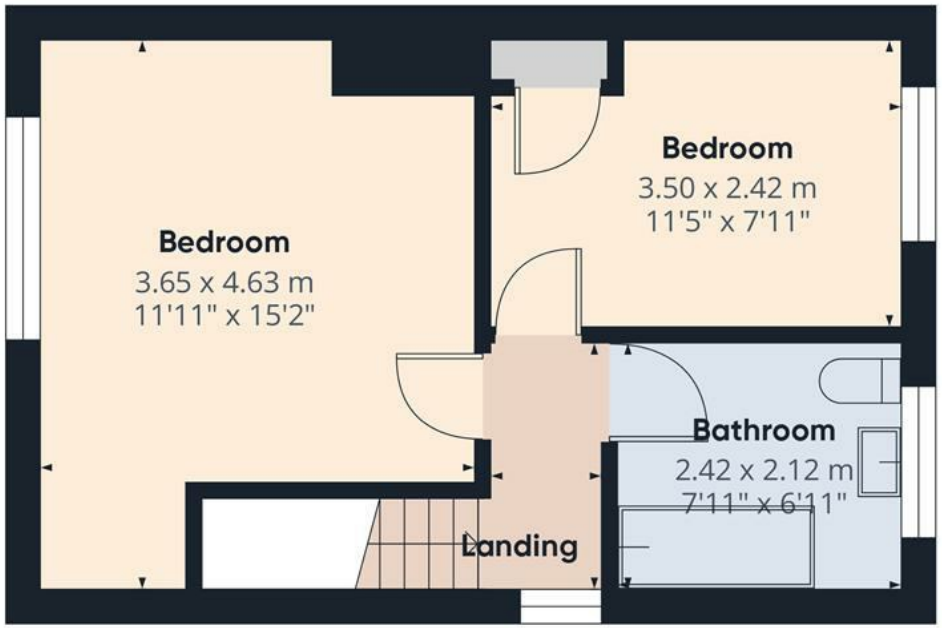








Floor 0



Floor 1



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Approximate total area(1)

60.9 m²

655 ft²

Reduced headroom

0.2 m²

2 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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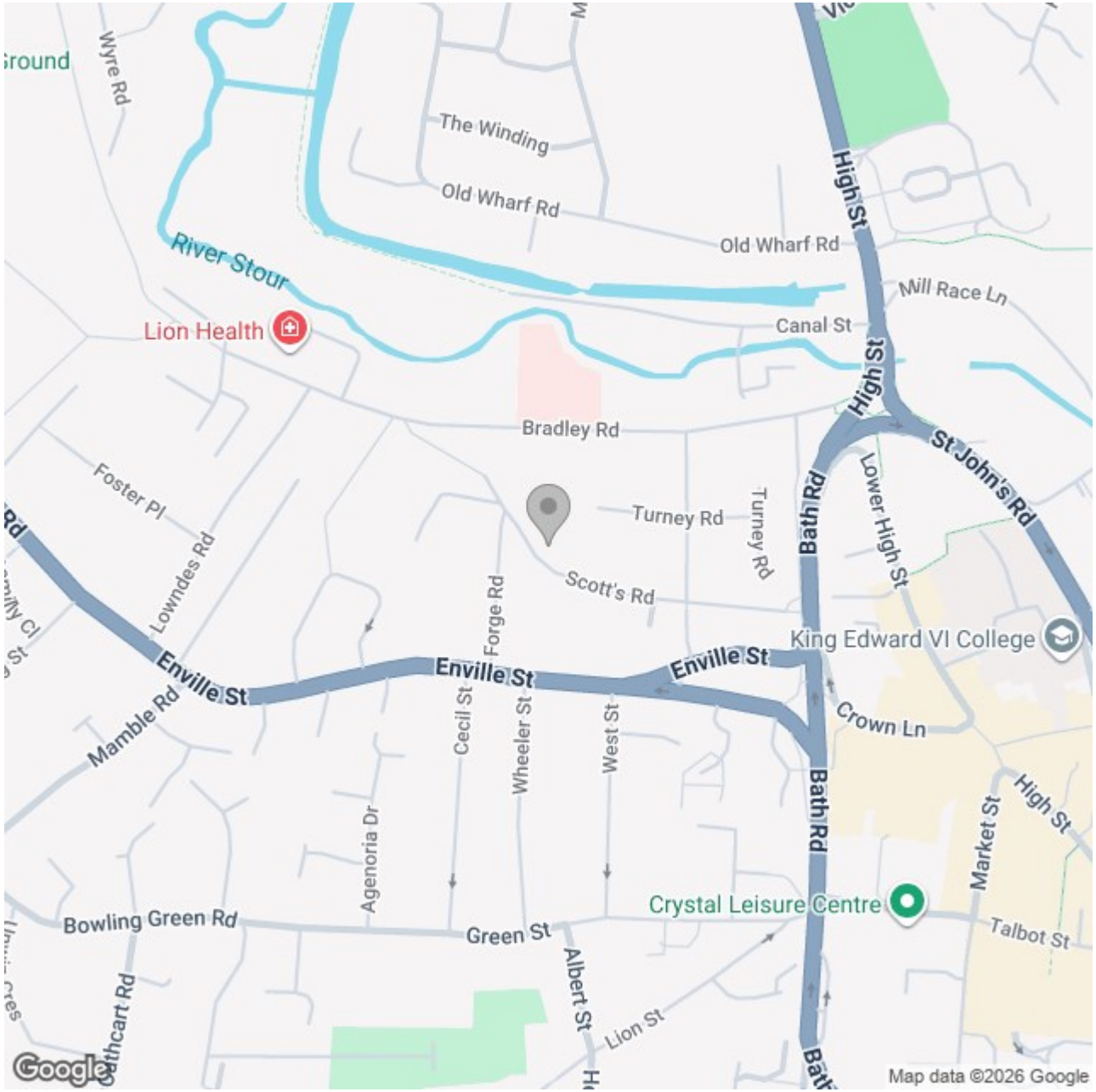

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(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.