ABODE
SALES & LETTINGS

Abbot Road, DE13 9FX

£255,000

https://www.abodemidlands.co.uk

Situated within the popular residential development, this delightful three-bedroom semi-detached family home offers a perfect blend of comfort and modern living. Upon entering, you are welcomed by a spacious entrance hall that leads to a convenient cloakroom. The heart of the home is the well-appointed kitchen diner, featuring integrated appliances and lounge with patio doors that open directly onto the enclosed rear garden.

The property comprises three generously sized bedrooms, with the master bedroom benefiting from an ensuite shower room, A well-designed family bathroom serves the other two bedrooms,.

Outside, the enclosed rear garden offers a safe and private space and the property includes off-road parking for several vehicles.

Viewing strictly by appointment only.

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AML Charge

Move with Us, as the appointed selling agent, is required to conduct ID/AML and source-of-funds checks for the properties we sell. To date, we have absorbed the associated administrative and third-party costs, however, from Ist January 2026, we will be introducing a charge to purchasers of £49 (plus VAT) to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.

The Accommodation

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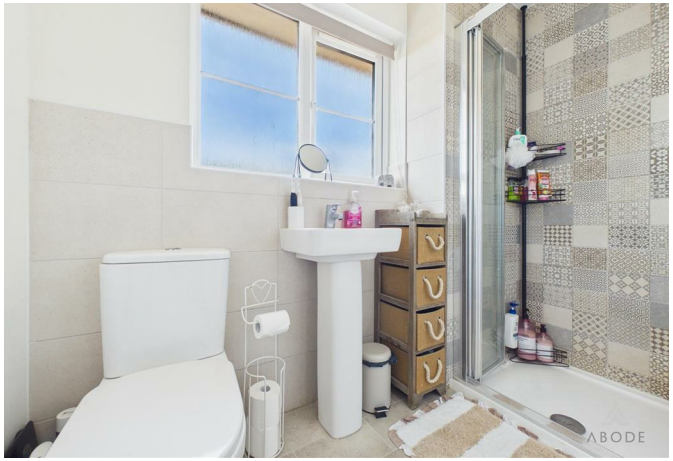
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Margot

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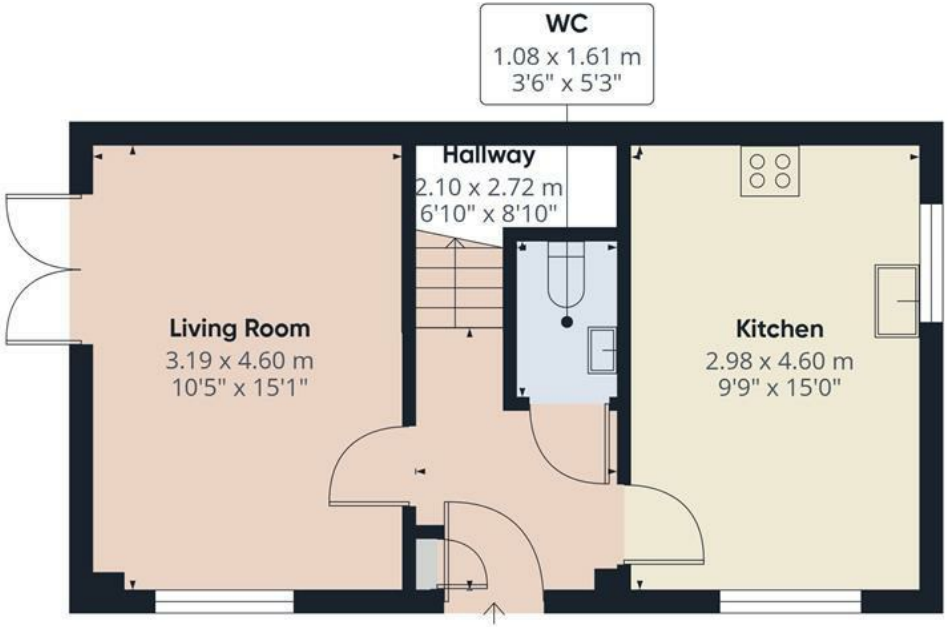
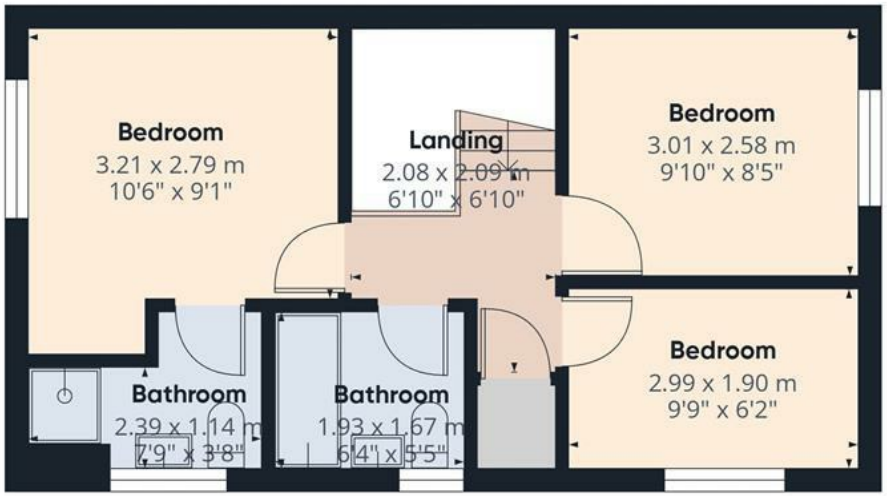


Floor 0



Floor 1

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Approximate total area(1)

71.4 m²

767 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		
(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

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