





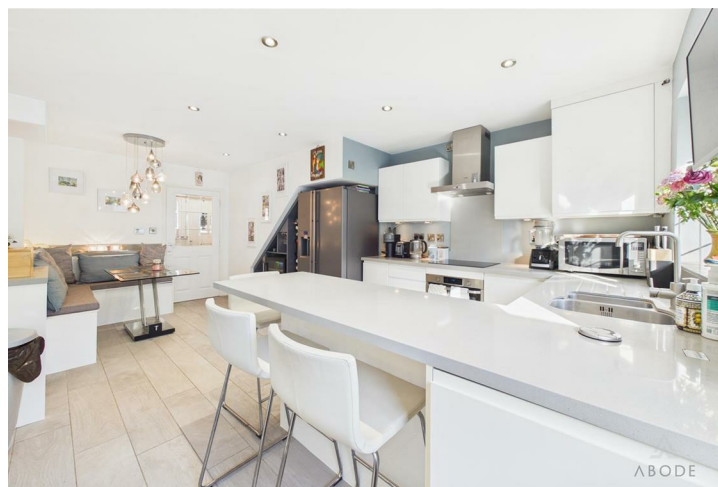
This modern and well-presented townhouse offers spacious and versatile accommodation arranged over three floors, making it an ideal home for a wide range of buyers. The property benefits from ample off-road parking, a garage, an enclosed rear garden and contemporary living spaces, including a modern fitted kitchen/diner and three generous bedrooms, with the impressive master bedroom occupying the second floor and benefiting from its own ensuite.

Situated in the highly sought-after village of Stallington, the property enjoys a peaceful semi-rural setting while remaining conveniently positioned for the amenities of nearby Blythe Bridge. Stallington is a popular and established village, appreciated for its quiet surroundings and strong sense of community, whilst excellent road links provide convenient access to the A50, A34 and A500, making the location particularly appealing to commuters.

Internally, the accommodation is thoughtfully arranged to provide flexible family living, with double glazing and gas central heating throughout. To the ground floor, there is a welcoming entrance hallway, useful WC and a modern open-plan kitchen/diner. The first floor provides a spacious living room, two bedrooms and a family bathroom, whilst the second floor is dedicated to the generous master bedroom with en-suite facilities.

Externally, the property enjoys an enclosed rear garden, together with off-road parking and a garage.

Ideal for families, first-time buyers and those seeking a modern home in a desirable semi-rural location, an early viewing is highly recommended to fully appreciate the accommodation and position on offer.



A welcoming entrance hallway with a UPVC double-glazed window to the front elevation, central heating radiator and stairs rising to the first floor.

Fitted with a WC and wash hand basin with tiled splashback. Tiled flooring, UPVC double-glazed window to the front elevation and useful utility cupboard.

A modern and well-equipped kitchen fitted with a range of base and eye-level units with complementary quartz worktops, inset one-and-a-half bowl stainless-steel sink and breakfast bar. Integrated cooker and hob with extractor hood over, tiled flooring, spotlighting and useful under-counter and kickboard lighting. The kitchen also benefits from built-in seating, wine cooler and wine rack, space for a fridge freezer, UPVC double-glazed window to the rear elevation, door providing access to the garden and central heating radiator.

The first-floor landing provides access to the living room, two bedrooms and family bathroom, together with a useful airing cupboard. Stairs rise to the second floor.

A spacious and well-presented living room featuring UPVC double-glazed windows to the rear elevation, central heating radiator and Juliet balcony doors, allowing plenty of natural light into the room. A gas feature fireplace provides an attractive focal point, plus ample space for a dining table and chairs.

A generous double bedroom with UPVC double-glazed window to the front elevation and central heating radiator.

A further well-proportioned bedroom with UPVC double-glazed window to the front elevation and central heating radiator.

Fitted with a white suite comprising:- WC, wash hand basin and bath with shower over and glass shower screen. Tiled flooring, partially tiled walls and central heating radiator.

The second-floor landing provides access to the master bedroom and benefits from a useful storage cupboard.



A spacious and impressive master bedroom featuring a UPVC double-glazed window overlooking the front elevation, together with an additional rear-facing skylight which floods the room with natural light. Further benefits include a central heating radiator, spotlighting and loft access.





Outside

To the front, the block paved driveway provides parking for two vehicles, plus front lawned area.

There is a beautifully presented and enclosed rear garden, predominantly laid to paved patio with raised planted borders, mature shrubs and ornamental trees. The garden offers built-in bench seating, making it an ideal space for outdoor dining and entertaining. Gravelled borders and attractive timber sleeper edging add character, while decorative outdoor lighting enhances the space. There is additional space to the side of the garage allowing the option to add a shed if desired.

Garage

Up and over door.

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.

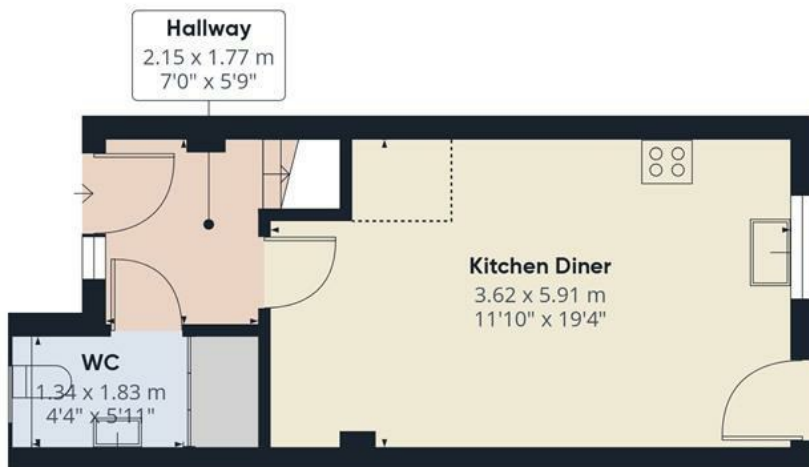
Service Charges and Management Fees

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









Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

120.5 m²

1298 ft²

Reduced headroom

1.1 m²

12 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.

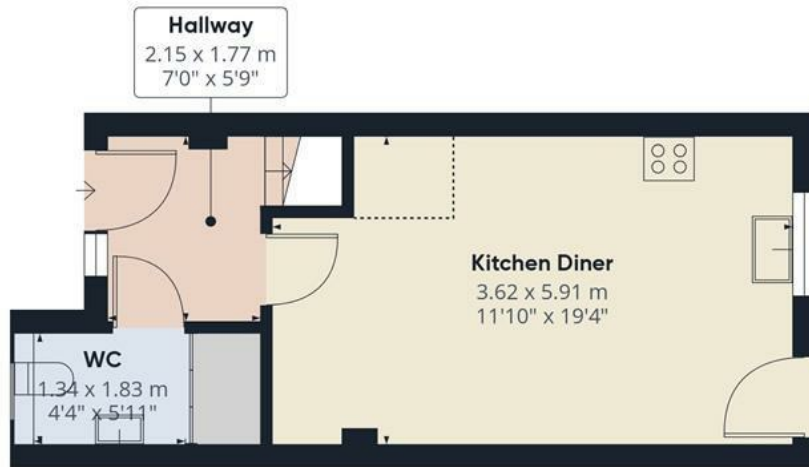
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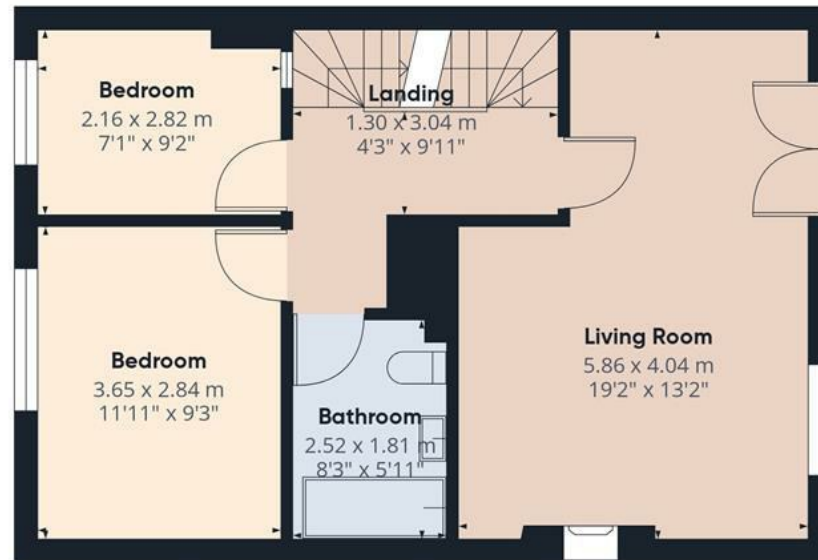
Floor 2 Building 1



Floor 0 Building 2



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Approximate total area⁽¹⁾

107.4 m²

1157 ft²

Reduced headroom

1.1 m²

12 ft²

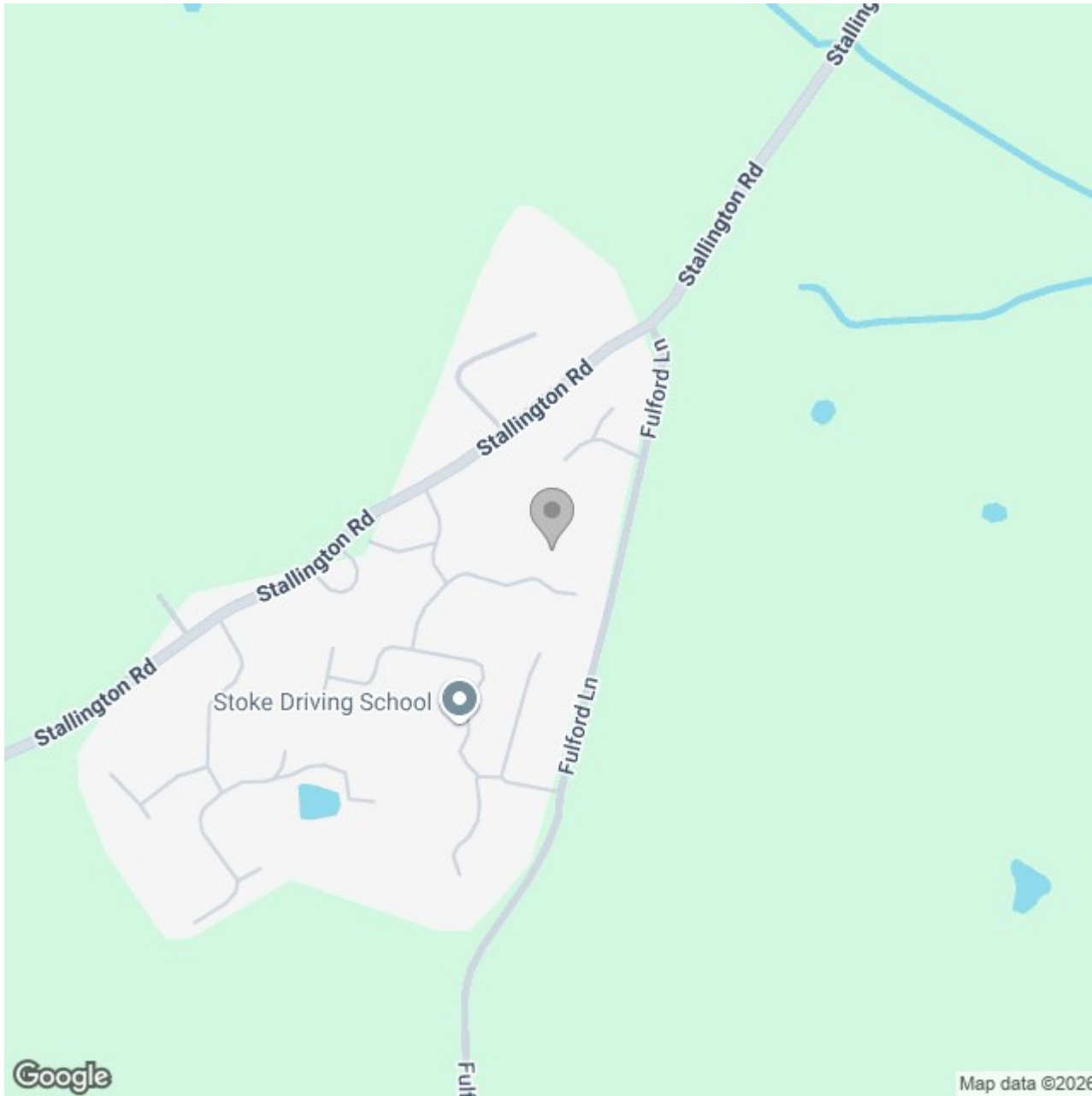
(1) Excluding balconies and terraces

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		86
(69-80) C	75	
(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 	