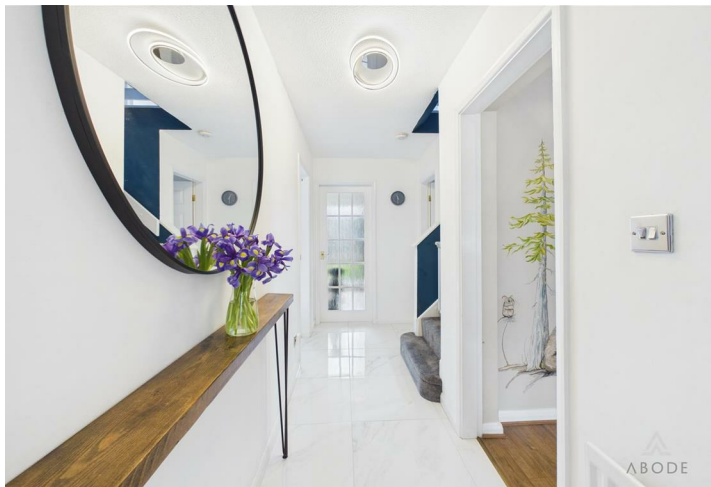






****NO UPWARDS CHAIN**** A well-presented four-bedroom family home on Meadow View, offering a versatile ground-floor layout, a spacious lounge/diner opening onto the garden, playroom, kitchen and four double first-floor bedrooms. Outside, the property benefits from generous driveway parking, a lawned frontage and an enclosed rear garden with a paved seating area.



Accommodation

Ground Floor

The entrance hall is finished with tiled flooring and provides access to the principal ground-floor rooms, a useful WC and the staircase to the first floor.

At the front is a flexible play room or second reception room, featuring wood-effect flooring and a wide bay window. This adaptable space could equally suit a home office, snug or children's room.

The fitted kitchen is arranged with a range of timber-effect cabinets, work surfaces and tiled splash backs, together with space for freestanding and under-counter appliances.

Across the rear is the generous lounge/diner. Clearly divided into comfortable sitting and dining areas, the room features glossy marble-effect floor tiles, a coordinating feature wall and French doors opening directly onto the patio and garden.

First Floor

The central landing leads to four bedrooms and the family bathroom. The principal bedroom is a comfortable double with fitted wardrobe storage, then there are a further three double bedrooms, the second double also has fitted wardrobe. One is currently arranged as a nursery and another as a home office, illustrating the flexibility available for family life and home working.

The family bathroom is fitted with a panelled bath and shower above, a wash basin and heated towel rail, complemented by light wall tiling and contrasting floor tiles.

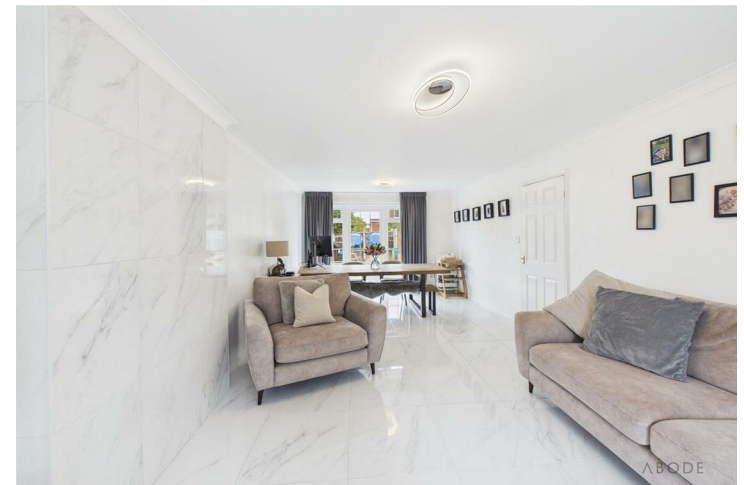
Outside

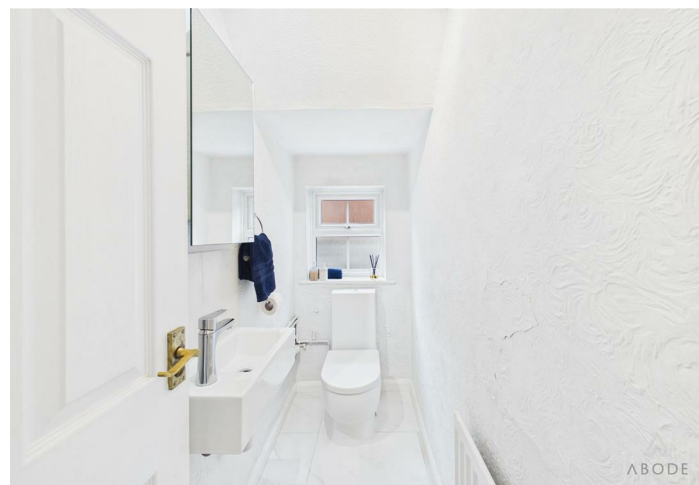
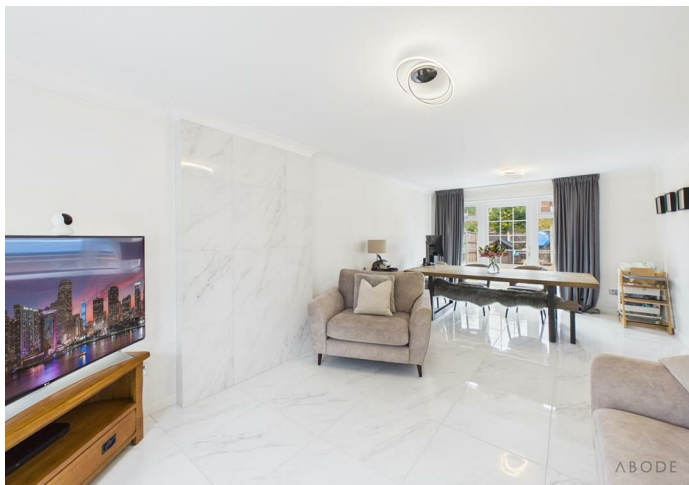
The property is approached across a broad driveway providing off-road parking, bordered by a generous front lawn with a mature tree.

French doors from the lounge/diner open onto a curved paved patio at the rear. Beyond this is an enclosed lawned garden with timber fencing and a garden shed, creating defined areas for outdoor seating, play and general recreation.

Location

Meadow View is situated in the Staffordshire village of Rolleston-on-Dove, on the northern edge of Burton upon Trent. The village offers a range of everyday amenities and a primary school, while its position provides access to the wider shopping, leisure and transport facilities available in Burton and the surrounding area.







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.

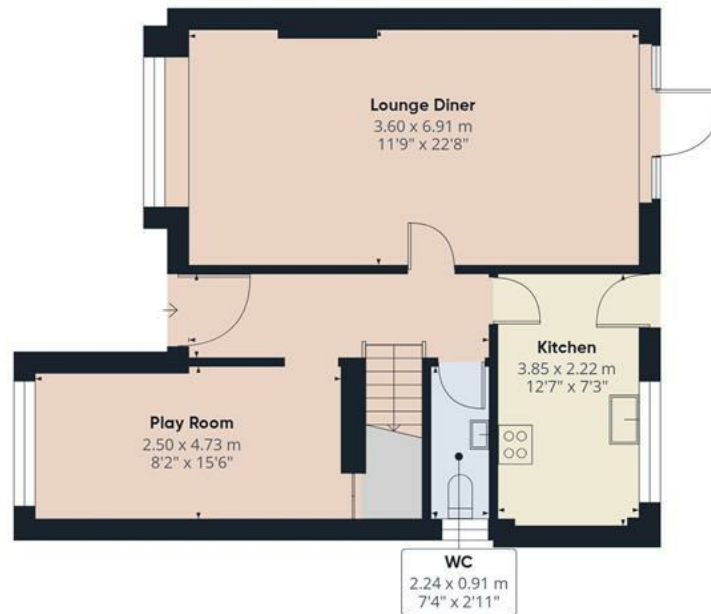












Floor 0

Approximate total area⁽¹⁾

104.9 m²

1131 ft²



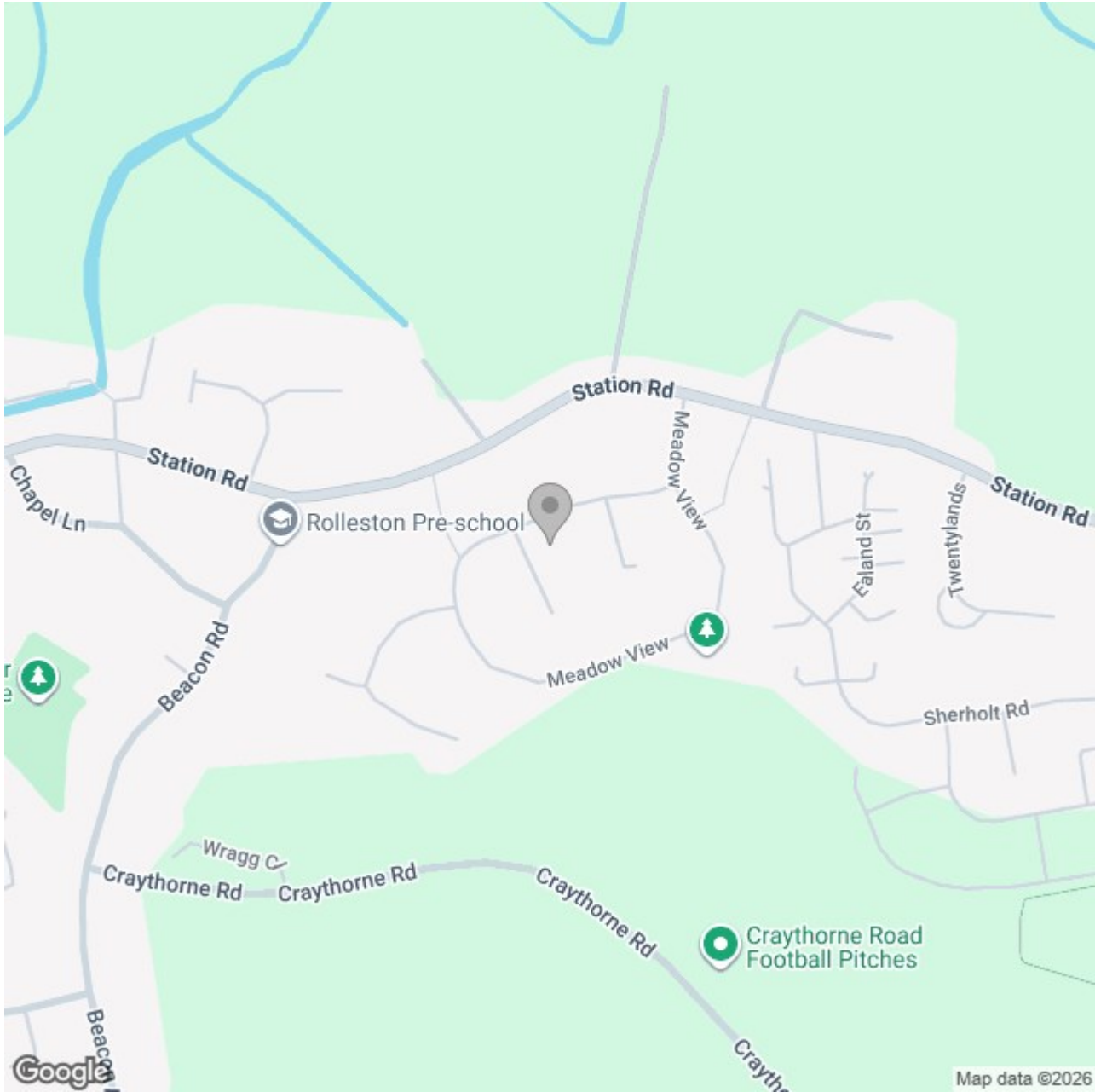
Floor 1

(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