





A spacious two-bedroom home offering bright and versatile accommodation across two floors. The property benefits from generous living spaces, a dual-aspect lounge and kitchen, useful storage throughout, and a practical side entrance providing access to the rear.

The ground floor comprises a welcoming entrance hallway, a spacious dual-aspect lounge with views to both the front and rear elevations, and a well-appointed dual-aspect kitchen with a range of fitted storage, work surfaces and integrated appliances. A useful side entrance provides additional access to the rear and houses the electric meter and consumer unit.

Upstairs, the property offers two generous bedrooms, including a bright principal bedroom with two front-facing windows and useful over-stairs storage. Bedroom Two is particularly spacious, enjoying dual-aspect views to both the front and rear. The first-floor landing provides further built-in storage and loft access.

The shower room comprises a corner shower cubicle with electric shower, WC, wash hand basin, heated towel radiator and frosted rear-facing window.

Outside, the property benefits from a fantastic garden plot, providing an excellent outdoor space with plenty of potential for entertaining, relaxing and family use. There is also off-road parking for multiple vehicles, making this an especially practical feature for families or those with several cars.

Overall, Byrds Lane offers a fantastic combination of generous accommodation, excellent natural light, useful storage, a superb garden plot and ample off-road parking, making this an appealing home with plenty to offer.



Hallway

A welcoming entrance hallway with staircase rising to the first-floor landing. A UPVC double-glazed frosted front door with an original panelled internal door provides access to the accommodation.

Lounge

A spacious dual-aspect lounge enjoying views to both the front and rear elevations. The room features a UPVC double-glazed window to the front and a UPVC double-glazed box bay window to the rear, along with a TV aerial point, provision for an electric fireplace and a central heating radiator.

Side Utility

A useful side entrance with a UPVC double-glazed frosted glass door leading into a practical entrance area, housing the electric meter and consumer unit. A further UPVC double-glazed frosted glass door provides access to the rear elevation and a Central heating radiator.

Kitchen

A well-appointed dual-aspect kitchen with UPVC double-glazed windows to both the front and rear elevations and a central heating radiator. The kitchen comprises a range of matching base-level storage cupboards with roll-top preparation work surfaces and tiled surrounds. Integrated appliances include a stainless-steel sink and drainer with mixer tap, with plumbing and space provided for additional freestanding and under-counter appliances.

The kitchen also benefits from a useful meter cupboard and under-stairs storage cupboard, carbon monoxide detector and a cupboard housing the central heating combination gas boiler. An opening leads through to the first-floor accommodation.

Landing

The first-floor landing features a UPVC double-glazed window to the rear elevation, central heating radiator and useful built-in storage cupboard. Loft access is provided via a hatch, while original panelled internal doors lead to the bedrooms and shower room.

Bedroom One

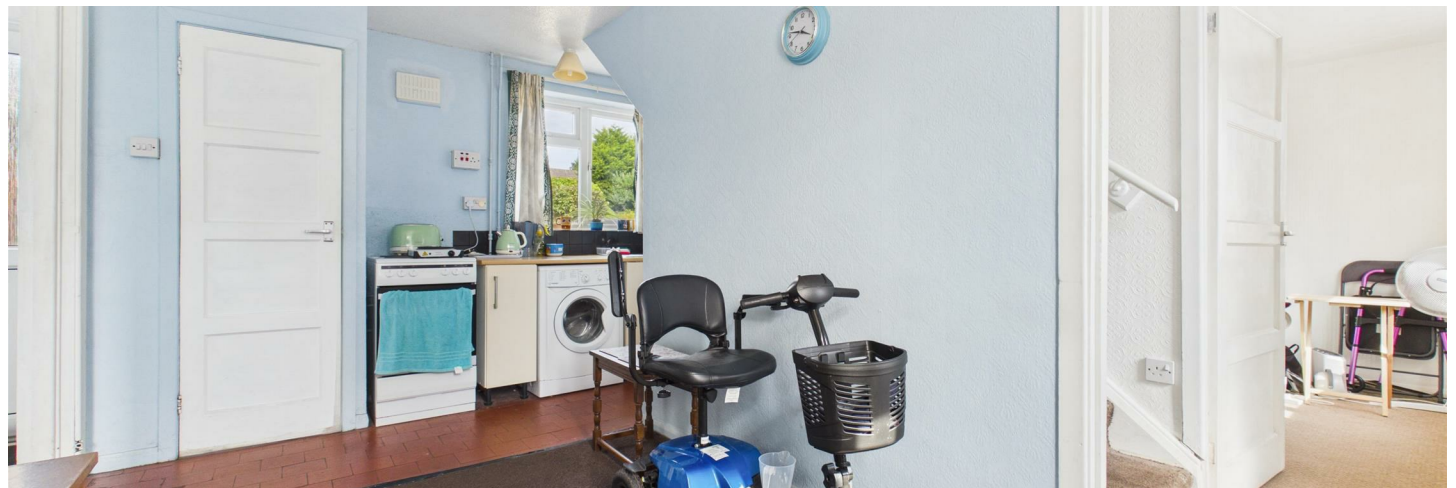
A bright bedroom with two UPVC double-glazed windows overlooking the front elevation. Further benefits include a central heating radiator, TV aerial point and useful over-stairs storage cupboard.

Bedroom Two

A generous dual-aspect bedroom enjoying views to both the front and rear elevations, with two UPVC double-glazed windows, central heating radiator and TV aerial point.

Shower Room

A three-piece shower room comprising a low-level WC, pedestal wash hand basin and corner shower cubicle with electric shower over. Further features include a heated towel radiator, UPVC double-glazed frosted glass window to the rear elevation and an electric fan heater.







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

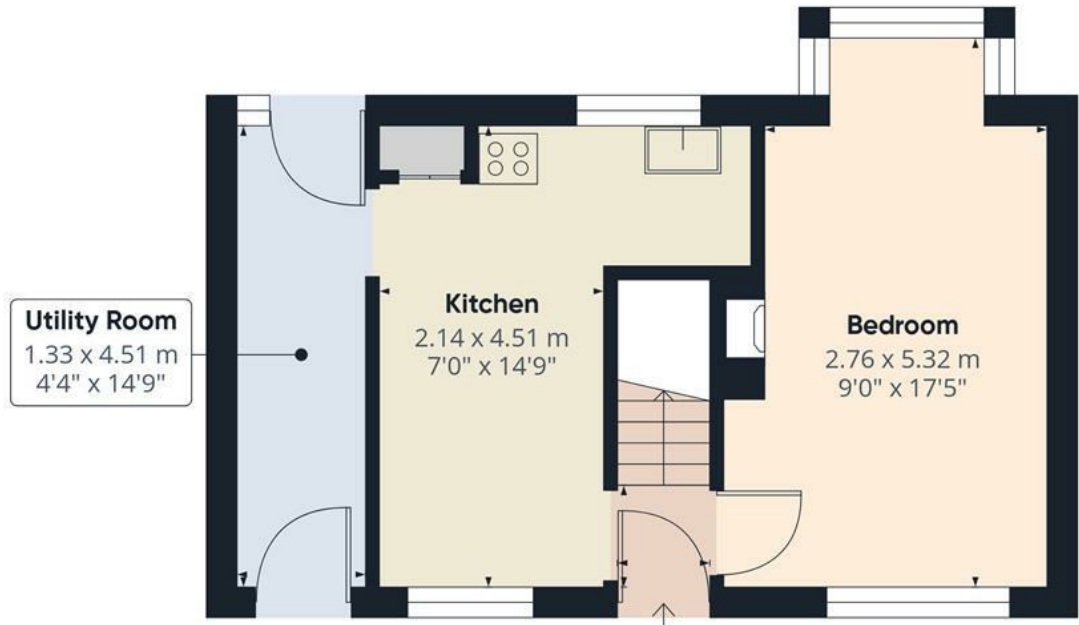
Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

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.

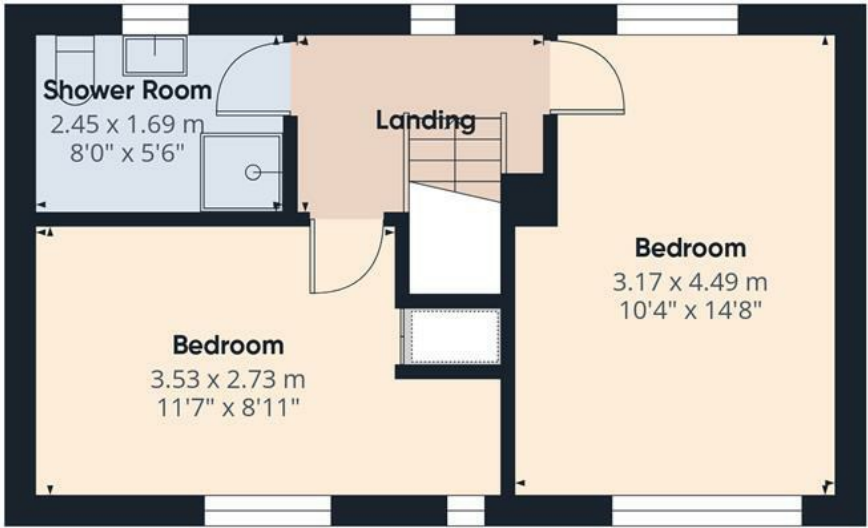






Floor 0

Approximate total area⁽¹⁾
67 m²
720 ft²



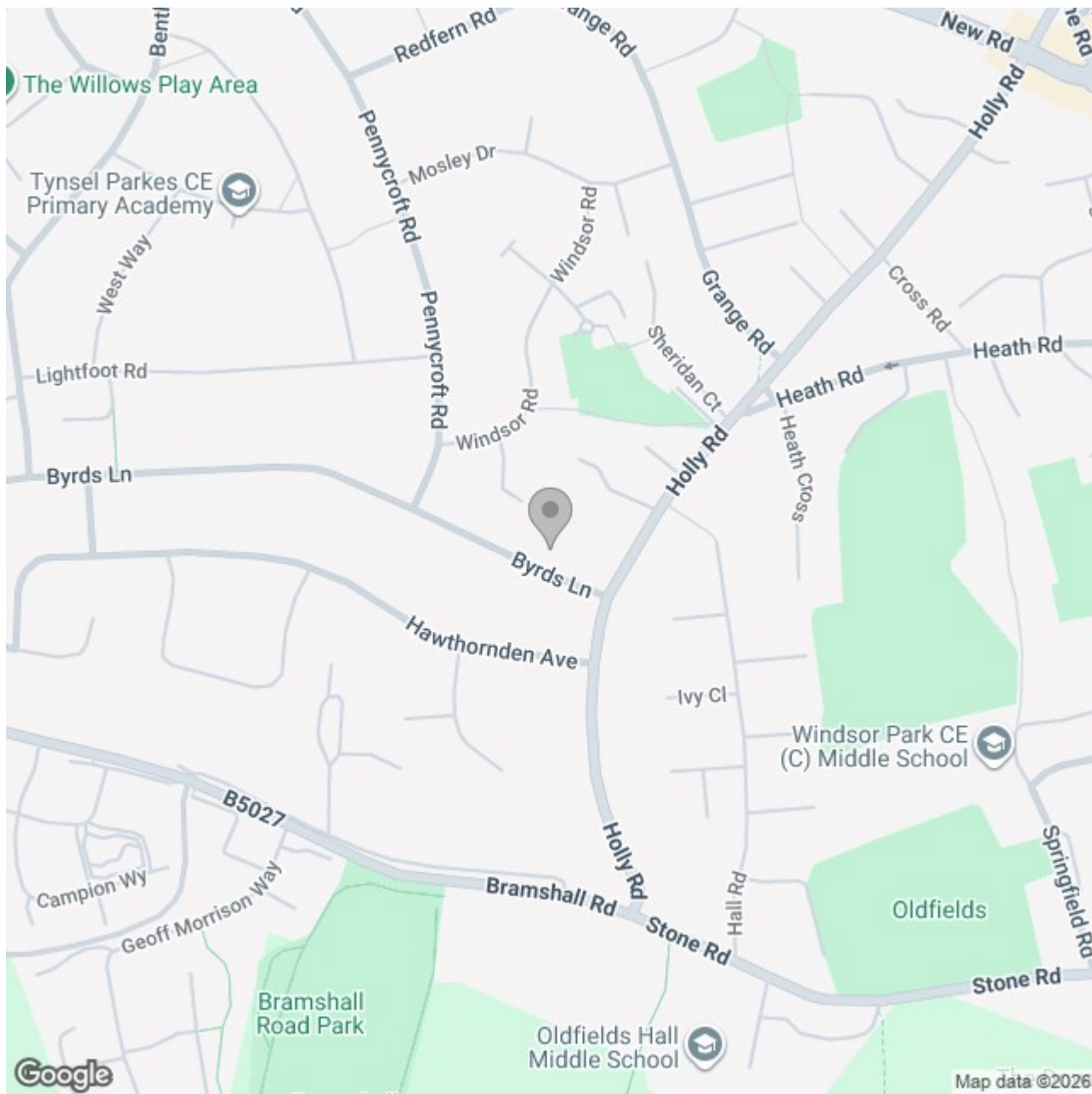
Floor 1

(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.

GIRAFFE360





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	