





A beautifully presented modern three-bedroom semi-detached 45% shared ownership home, offering stylish and well-proportioned accommodation across two floors. Highlights include a spacious kitchen diner, a bright living room with direct garden access, a ground-floor cloakroom, three bedrooms and a contemporary family bathroom. Outside, the property benefits from off-road parking and an enclosed rear garden.



Accommodation

GROUND FLOOR

The accommodation opens into a welcoming entrance hallway, where a staircase rises to the first floor and doors lead to the principal ground-floor rooms. The hallway is finished with light neutral décor, contrasting painted woodwork and a useful cloakroom fitted with a WC and wash basin.

The stylish kitchen diner provides an excellent space for everyday family life and entertaining. The kitchen is fitted with a modern range of white units, contrasting work surfaces and integrated cooking appliances, while the dining area comfortably accommodates a family-sized table. Contemporary flooring and a striking feature wall add character, with French doors opening directly onto the rear garden.

Completing the ground floor is a spacious and naturally bright living room. Its dual-aspect design includes French doors leading onto the garden, creating an easy connection between the indoor and outdoor spaces.

FIRST FLOOR

The first-floor landing leads to three bedrooms and the family bathroom. The principal bedroom is a generous double room with dual-aspect windows providing plenty of natural light, complemented by attractive contemporary décor.

Bedroom two is another well-proportioned and versatile room, while the third bedroom is ideally suited to use as a single bedroom, nursery or home office.

The family bathroom has been finished in a bold modern style and comprises a panelled bath with shower above and glazed screen, pedestal wash basin and WC. Contemporary tiling, feature wallpaper and recessed lighting complete the room.

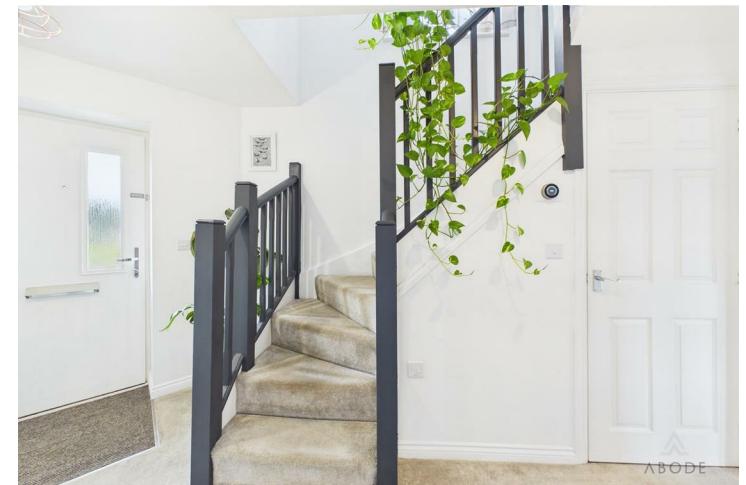
OUTSIDE

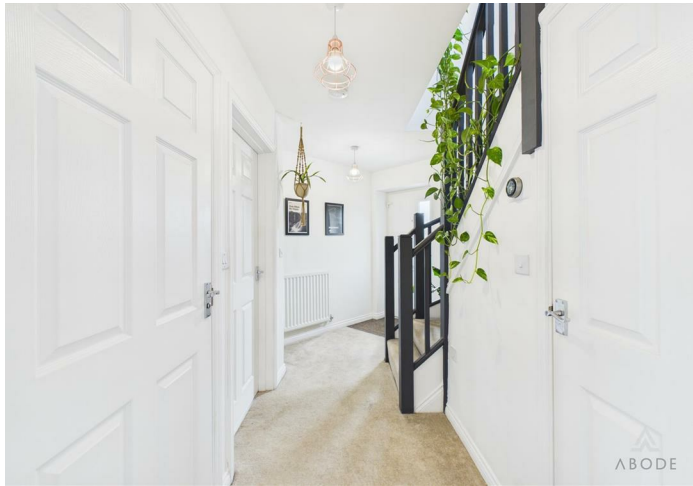
The property benefits from off-road parking positioned alongside the house, while the frontage is complemented by areas of lawn, established hedging and planting.

The enclosed rear garden provides an attractive outdoor space for relaxing and entertaining. It is laid predominantly to lawn with paved seating areas adjoining the house, established shrubs, climbing plants and useful timber storage. Secure fencing defines the boundaries.

LOCATION

Parkinson Road forms part of a modern residential development positioned off Henhurst Hill, on the western side of Burton-on-Trent. The location provides convenient access to local amenities, schools and Burton town centre, together with the railway station and nearby A38 for travel throughout the region.







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

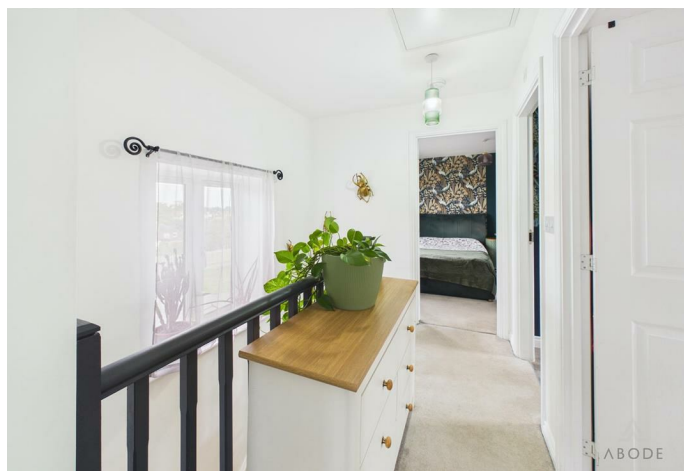
Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

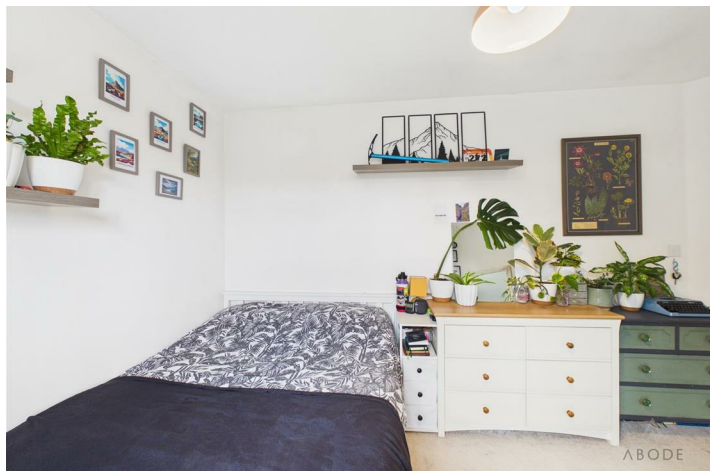
Service Charges and Management Fees

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











Floor 0



Floor 1

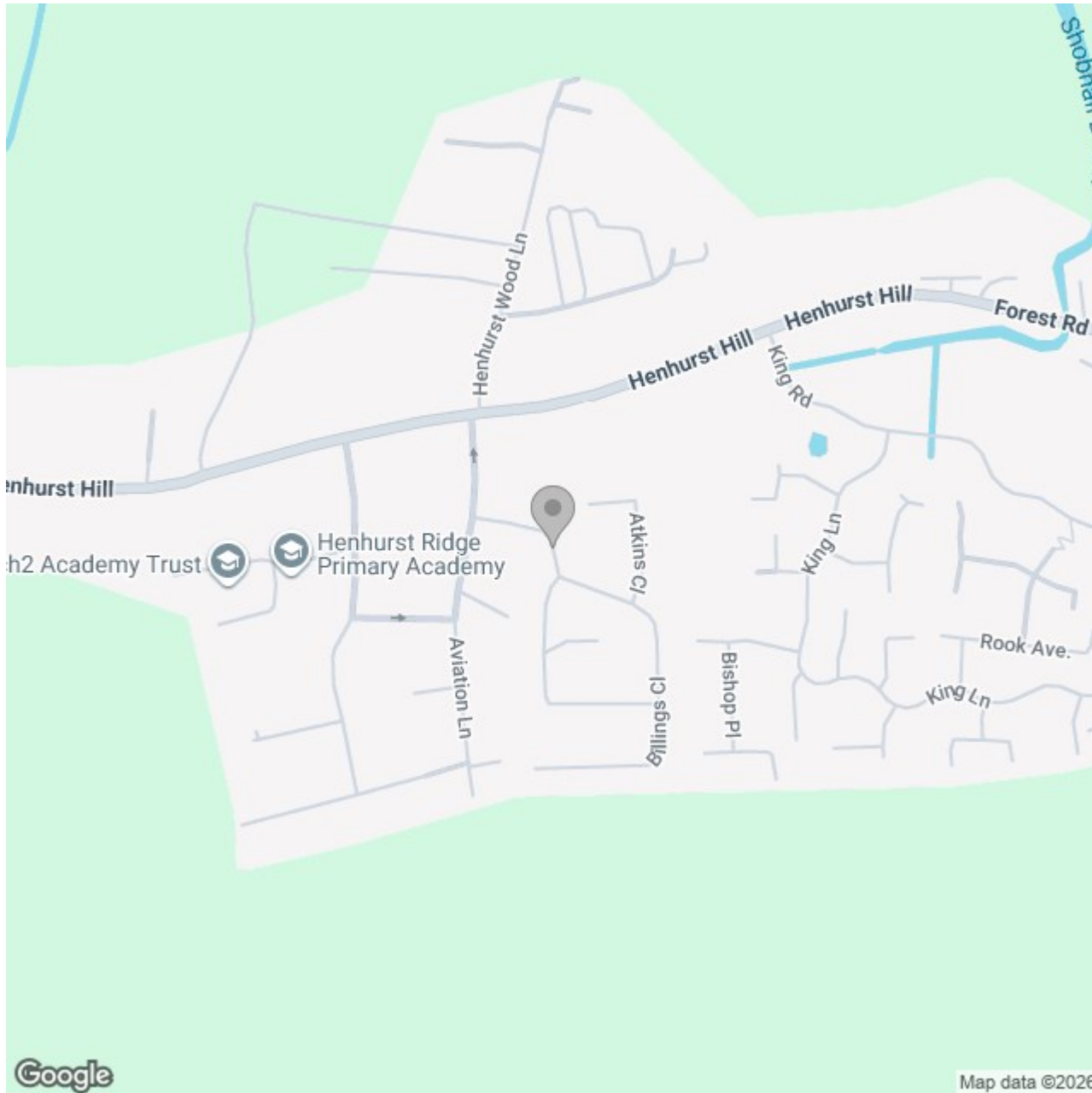
Approximate total area⁽¹⁾
81.2 m²
874 ft²

(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.

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 	