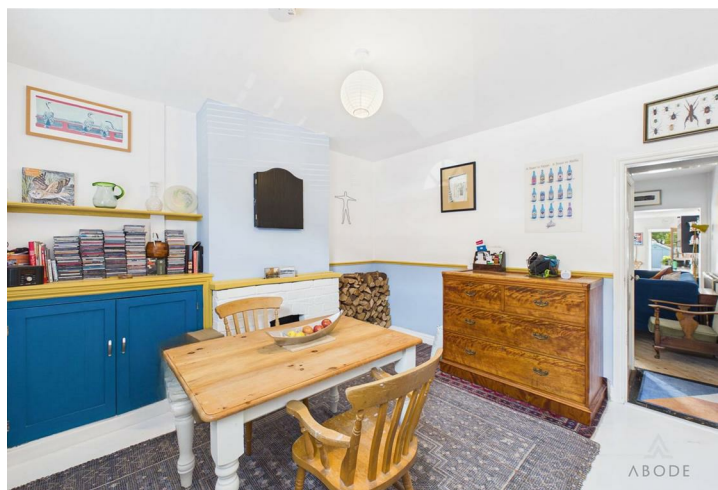






A characterful four-bedroom mid-terrace home offering spacious and versatile accommodation arranged over three floors, together with a generous rear garden. The property benefits from two reception rooms, a fitted kitchen, ground floor WC, family bathroom and separate shower room. Viewing is recommended to appreciate the accommodation and outdoor space on offer.



Accommodation

Ground Floor

The front entrance opens into a dining room, providing ample space for a dining table and featuring a decorative fireplace and fitted alcove storage. A doorway leads through to the living room, where a recessed stove with timber mantel provides an attractive focal point. Stairs rise to the first floor, whilst an opening leads through to the kitchen, creating a sociable connection between the spaces.

The kitchen is fitted with a range of wall and base units, contrasting work surfaces and tiled splash backs, together with an oven, hob and extractor. There is space for further appliances, whilst a rear lobby gives access to the ground floor WC and garden.

First Floor

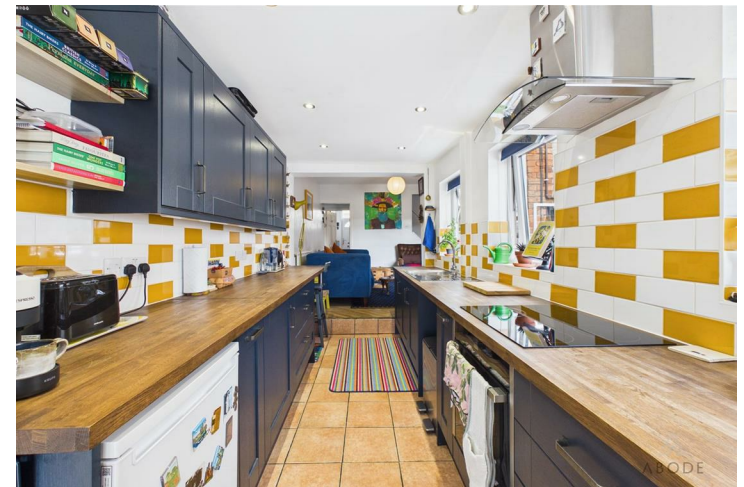
The landing provides access to two well-proportioned bedrooms, a separate shower room and the bathroom at the rear of the property. The bathroom comprises a panelled bath, wash hand basin and WC, whilst the shower room is fitted with a glazed shower enclosure and vanity wash hand basin.

Second Floor

A further staircase rises to a second-floor landing serving two additional bedrooms, both featuring sloping ceilings and roof windows. Currently arranged as work and hobby rooms, these offer flexibility for additional sleeping accommodation or working from home.

Outside

The generous rear garden is a particular feature of the property. A paved seating area provides space for outdoor dining, with a pathway continuing through lawned sections and planted borders. The garden is enclosed by fencing and includes useful storage sheds, with ample scope for gardening and outdoor enjoyment.







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.





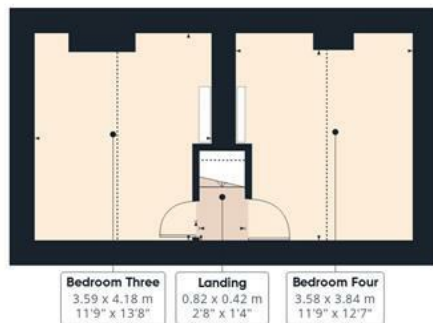




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

108.7 m²

1169 ft²

Reduced headroom

12.9 m²

139 ft²

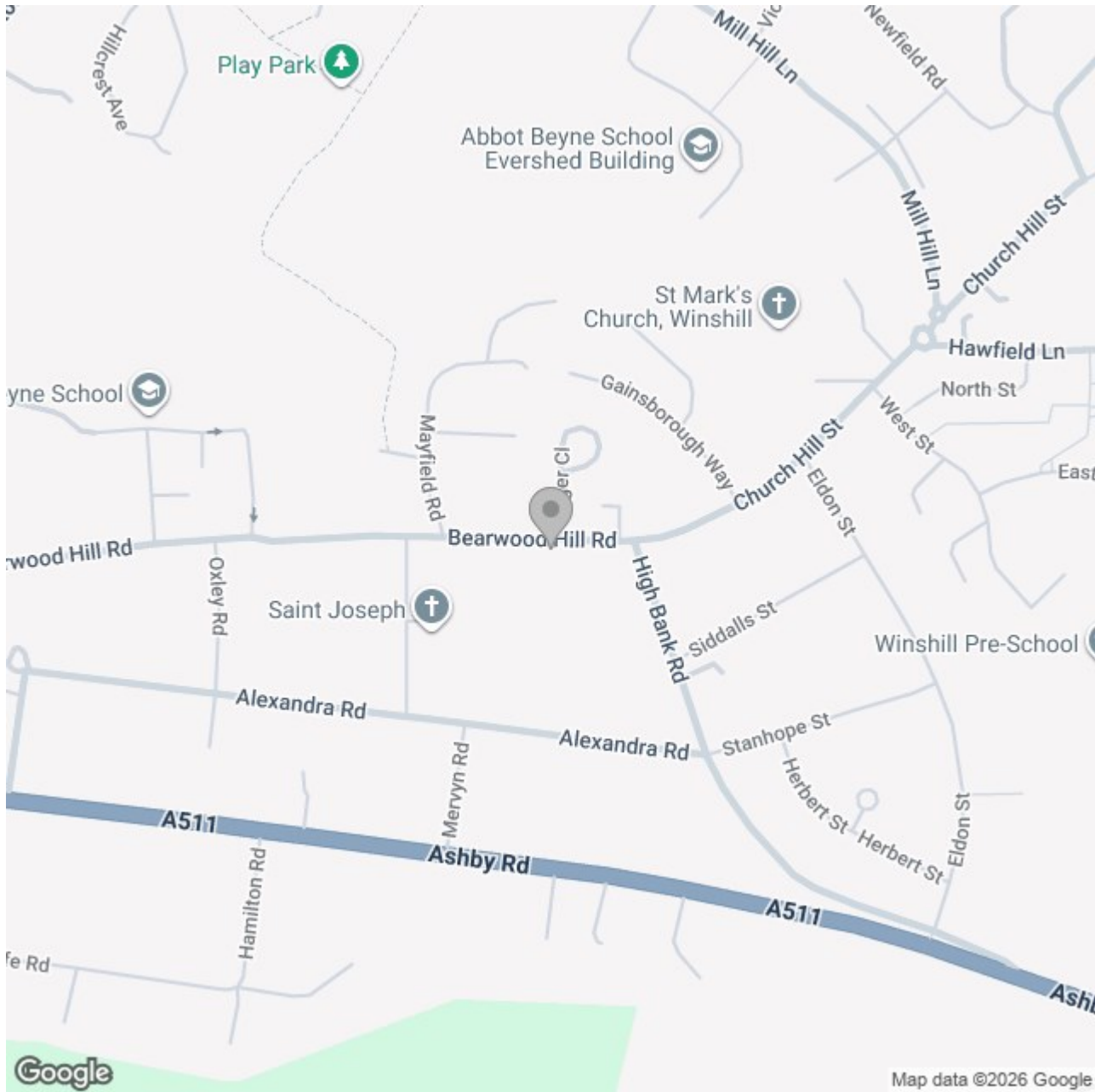
(1) Excluding balconies and terraces

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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC