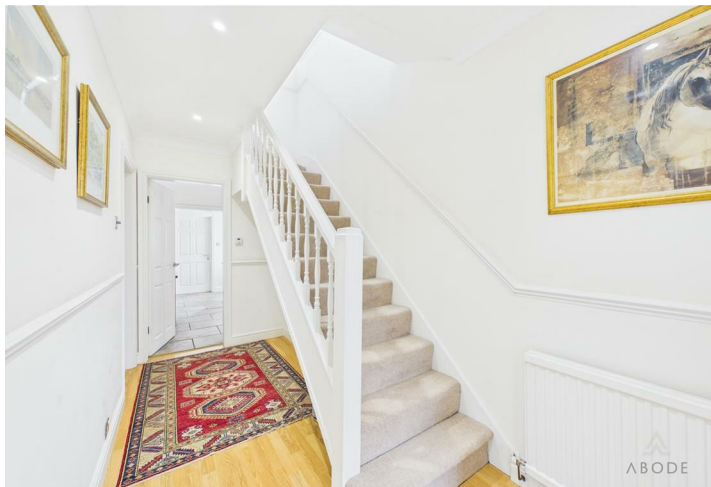






An attractively presented three-bedroom semi-detached family home offering spacious and versatile accommodation, mature gardens, ample driveway parking and a detached double garage. The property benefits from three reception rooms, a fitted kitchen with an adjoining breakfast area, a laundry room and a ground-floor shower room. Well-proportioned bedrooms and a family bathroom complete the accommodation, while the generous rear garden provides an appealing setting for outdoor dining, entertaining and family recreation.



Accommodation

Ground Floor:

A welcoming entrance hallway features wood-effect flooring, a dado rail and a staircase rising to the first floor. The separate living room enjoys windows to two aspects, creating a bright and comfortable reception space with ample room for sofas and additional furniture.

The substantial sitting room provides a generous main living area, with a feature fireplace flanked by arched display alcoves and shelving. Its proportions offer flexibility for different seating arrangements, while double doors connect to the adjoining dining room. The dining room provides space for a family dining table and accompanying furniture, with French doors opening directly onto the rear terrace.

The kitchen is fitted with an extensive range of wood-fronted wall and base units, contrasting dark worktops and tiled splash backs. A built-in double oven, hob and extractor complement the fitted cabinetry, with the sink positioned beneath a wide window. Windows to two aspects allow plenty of natural light, and tiled flooring continues into the adjoining breakfast area, providing a practical space for everyday meals.

A separate laundry room and useful store room provide additional practicality. Completing the ground floor is a contemporary shower room fitted with a glazed shower enclosure, WC, vanity basin with storage beneath and a heated towel rail.

First Floor:

The first-floor landing provides access to three bedrooms and the family bathroom. The principal bedroom offers space for a double bed and benefits from fitted wardrobes and drawer storage. The second bedroom is another comfortable double room, while the third bedroom features fitted wardrobes and offers flexibility as a bedroom, guest room or home office.

The family bathroom features neutral tiled finishes, a freestanding roll-top bath, a vanity basin, WC and a traditional-style radiator with a towel rail.

Outside:

The property is approached via a long driveway bordered by lawns, established trees and mature planting. This opens into a broad parking area beside the house, providing ample off-road parking and access to the detached double garage.

To the rear, an extensive paved terrace creates an inviting space for outdoor dining and entertaining, with room for several seating arrangements. Decorative paving, low walls and balustrading define the terrace, which leads onto a generous lawn.

Established hedging, trees and planting frame the garden, creating a sheltered setting with ample space for family recreation and relaxation. The detached double garage provides further parking or storage and benefits from a separate pedestrian entrance.







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 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

182.1 m²

1961 ft²

Reduced headroom

1.3 m²

14 ft²

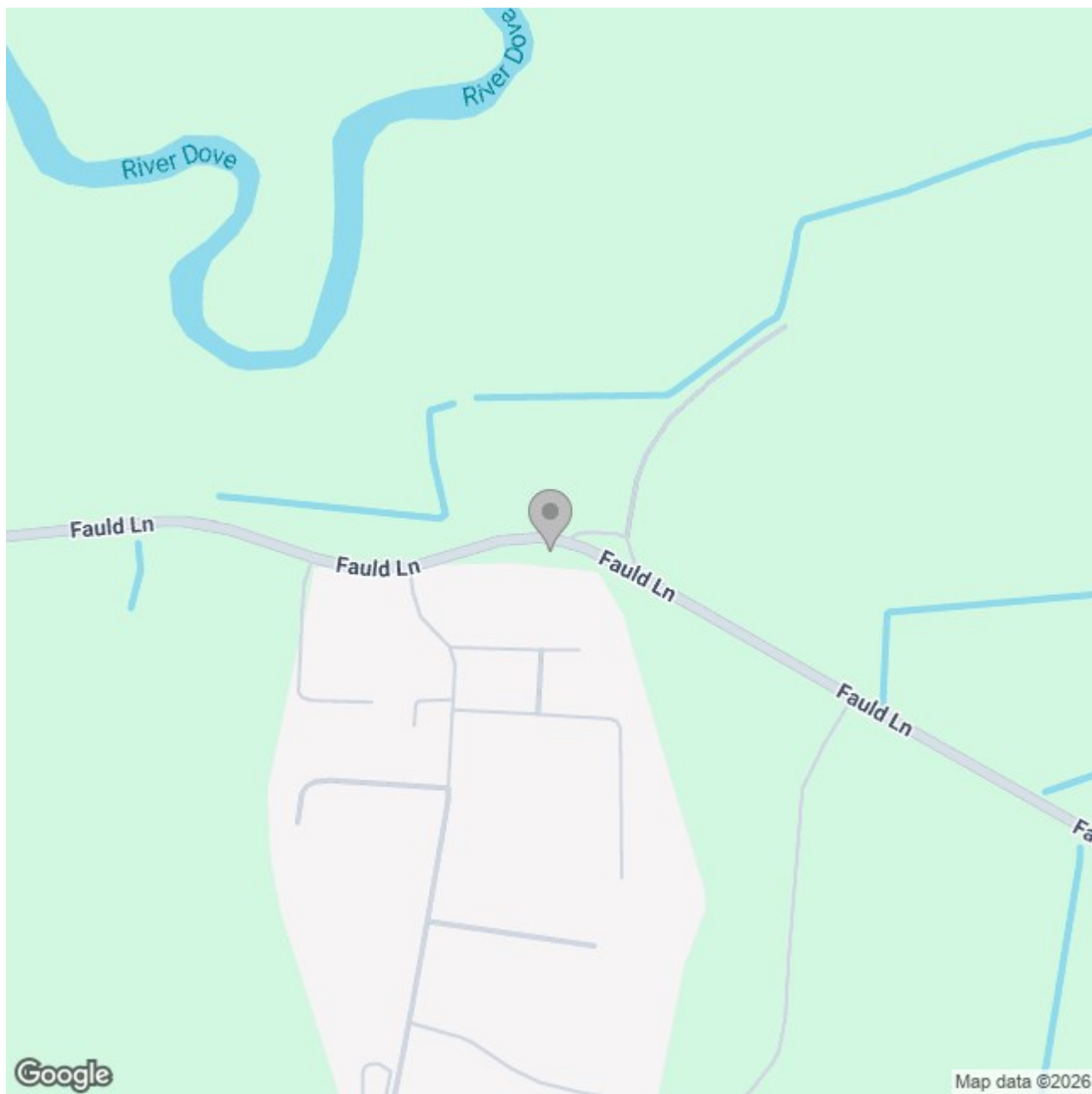
(1) Excluding balconies and terraces

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		
(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 	