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SALES & LETTINGS

Rook Avenue, Off Henhurst Hill, DE13 9FB

Asking Price £250,000



https://www.abodemidlands.co.uk







A well-presented three-bedroom end townhouse situated on Rook Avenue, offering spacious accommodation arranged over three floors. The property features a welcoming bay-fronted living room, a fitted kitchen/diner with French doors opening onto the rear garden, and a downstairs cloakroom. Two bedrooms and a family bathroom occupy the first floor, while the second floor is devoted to a generous principal bedroom with its own en-suite shower room. An enclosed rear garden with paved seating areas and planted borders completes this attractive home.

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Accommodation

Ground Floor

The entrance hall provides access to the downstairs cloakroom, fitted with a WC and wash hand basin, with tiled walls and decorative wallpaper. The living room offers a comfortable space for relaxing, featuring a bay window to the front, wood-effect flooring and ample room for seating and additional furniture. An inner hallway provides access to the staircase and the kitchen/diner, which extends across the rear of the property. The kitchen is fitted with white wall and base units, contrasting wood-effect work surfaces, tiled splash backs and open shelving, together with a built-in oven and gas hob with an extractor above. A window over the sink overlooks the garden, while the adjoining dining area provides space for a family dining table. Herringbone-pattern wood-effect flooring runs throughout, and French doors open onto the garden, creating a sociable setting for everyday meals and entertaining.

First Floor

The first-floor landing provides access to two well-proportioned bedrooms and the family bathroom, with a further staircase rising to the second floor. Both bedrooms benefit from carpeted flooring and natural light, offering flexibility for family members, guests or a home office. The family bathroom is fitted with a white suite comprising a bath with shower over and glazed screen, pedestal wash hand basin and WC. Grey wall tiling, decorative wallpaper and a heated towel rail complete the room.

Second Floor

The spacious principal bedroom occupies the second floor, creating a separate retreat from the remaining bedrooms. A dormer window and two roof windows bring plenty of natural light into the room, while the generous layout provides space for a double bed, wardrobes and dressing furniture. Sloping ceilings add character to the accommodation. The adjoining en-suite shower room is fitted with a glazed shower enclosure, pedestal wash hand basin and WC, complemented by tiled walls and a heated towel rail.

Outside

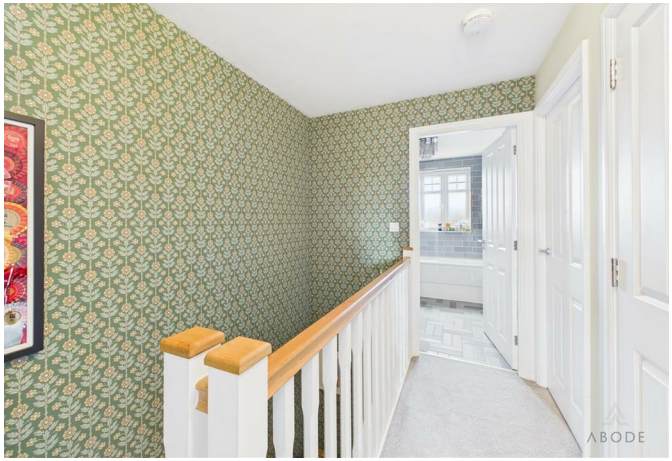
The property has an attractive brick exterior, with a bay window and covered entrance defining the front elevation. To the rear, the enclosed garden features paved areas providing space for outdoor seating and dining, alongside planted borders with established shrubs. Timber fencing encloses the space, and French doors connect the garden directly to the kitchen/diner, making it convenient for entertaining and enjoying the warmer months. To the side of the property is a generous driveway providing ample parking facility.






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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

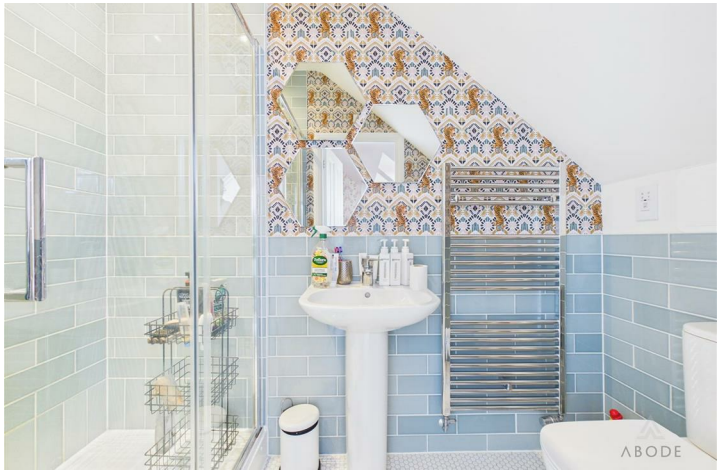
Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.


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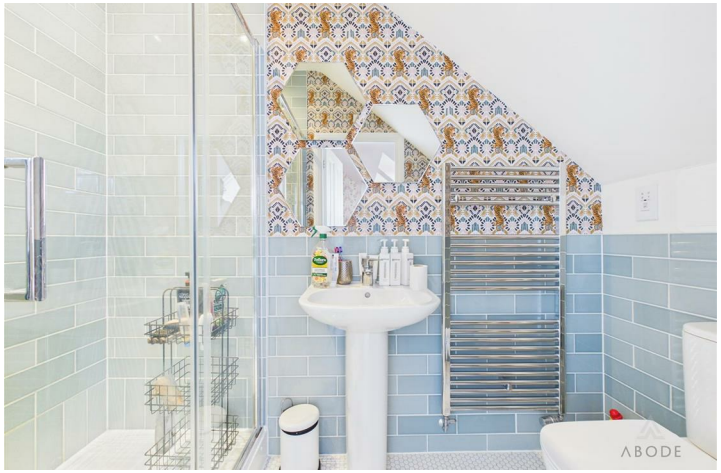

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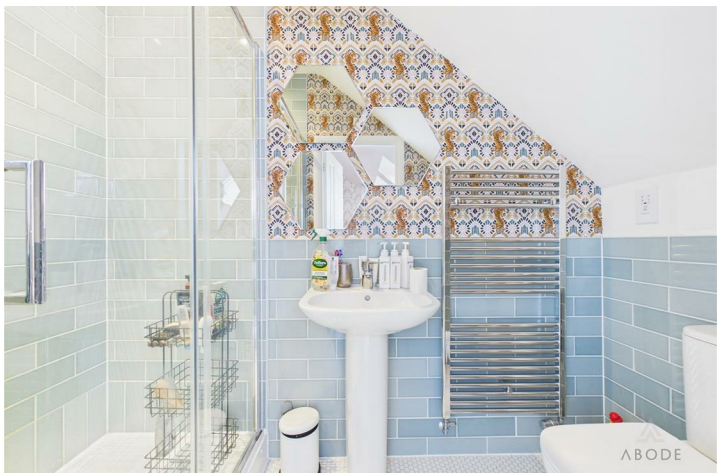

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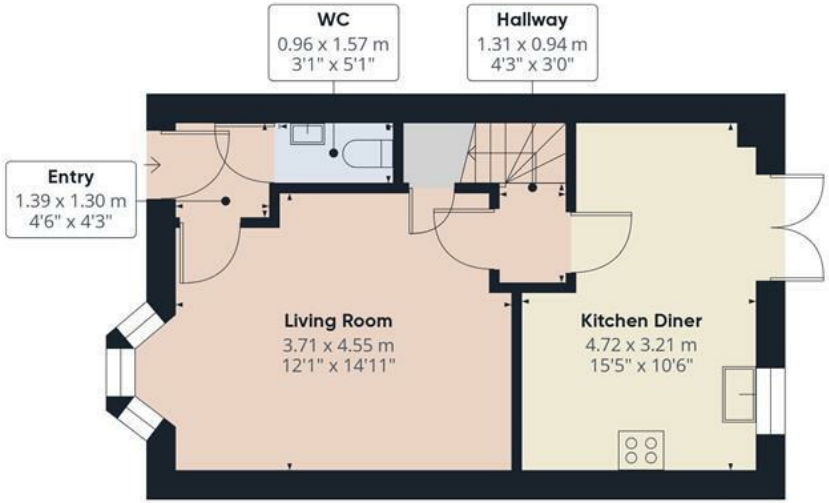

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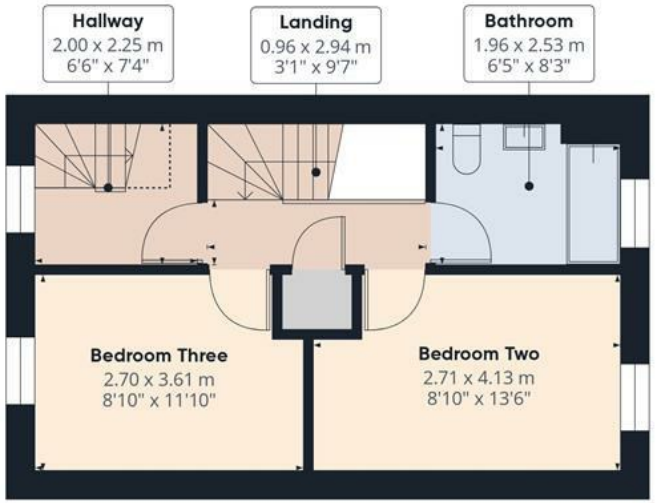

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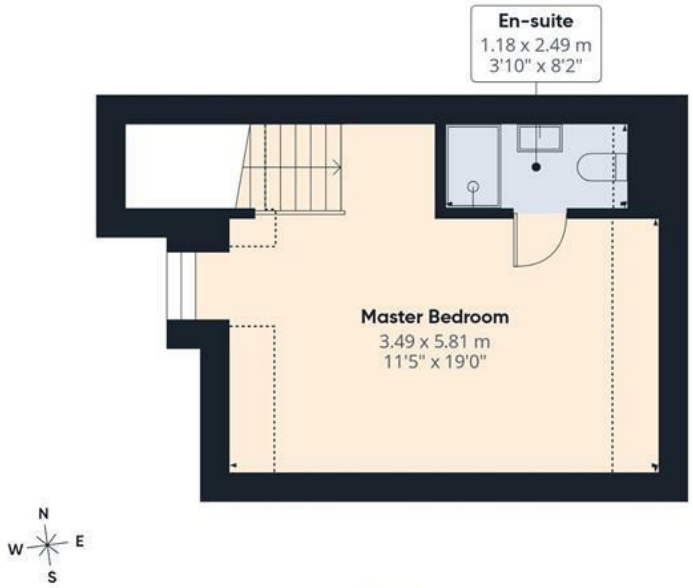

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Floor 0



Floor 1



Floor 2

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Approximate total area(1)

95.2 m²

1024 ft²

Reduced headroom

4.5 m²

49 ft²

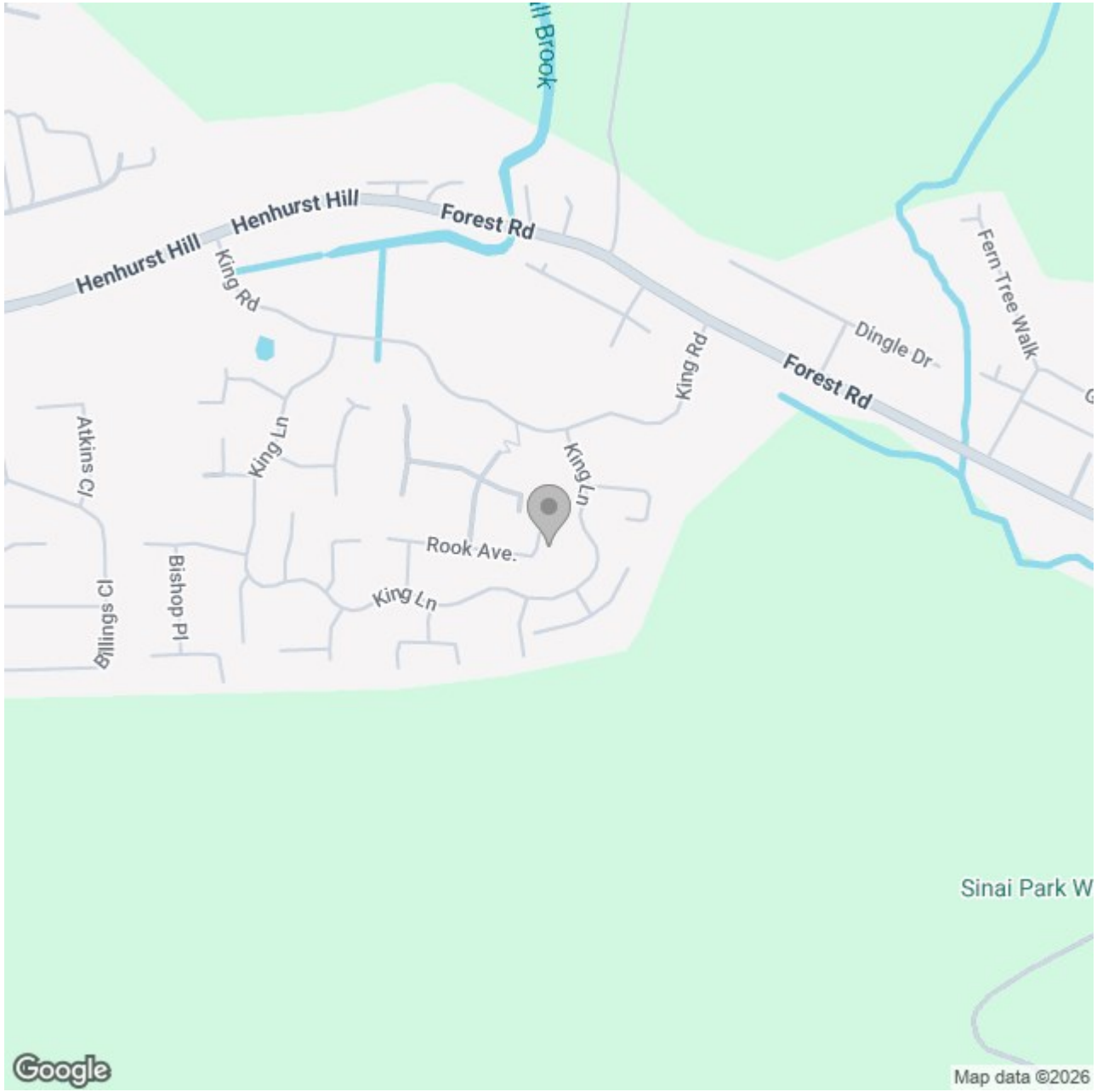
(1) Excluding balconies and terraces

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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.