ABODE
SALES & LETTINGS

Clifton Way, Staffordshire, DE15 9DW

**Asking Price £335,000**



https://www.abodemidlands.co.uk







A spacious four-bedroom detached family home occupying a residential position on Clifton Way. The property offers versatile accommodation, with three reception areas, a conservatory, fitted kitchen, separate utility room and ground floor WC. The first floor provides four bedrooms, including a master bedroom with en-suite shower room, alongside a family bathroom. With a flexible ground floor layout and generous living accommodation, the property is well suited to family life.

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# Accommodation

Ground Floor

The accommodation begins with an entrance hallway providing access to the principal reception rooms and staircase leading to the first floor. The family room offers a separate reception space, suitable for use as an additional sitting room, playroom or home office.

The living room provides a comfortable main seating area, with a bay window allowing natural light into the room. An adjoining dining room offers space for a family dining table and provides access to both the kitchen and conservatory.

The kitchen is arranged with a selection of fitted wall and base units, worktop surfaces and space for appliances. A separate utility room provides additional practical space, whilst a ground floor WC completes the accommodation. The conservatory offers a further reception area overlooking the garden, with double doors providing direct access outside.

First Floor

The first floor landing provides access to four bedrooms and the family bathroom. The master bedroom is a generously proportioned double room, benefiting from its own en-suite shower room.

Bedroom two is another double bedroom, whilst bedroom three offers further double bedroom accommodation. The fourth bedroom is suitable for use as a single bedroom, nursery or home office, depending on individual requirements.

The family bathroom serves the remaining bedrooms and is fitted with a bath, wash hand basin and WC.

Outside

The property benefits from external garden space, with access from the conservatory creating a connection between the indoor and outdoor accommodation. The garden provides opportunities for outdoor seating, relaxation and family use.









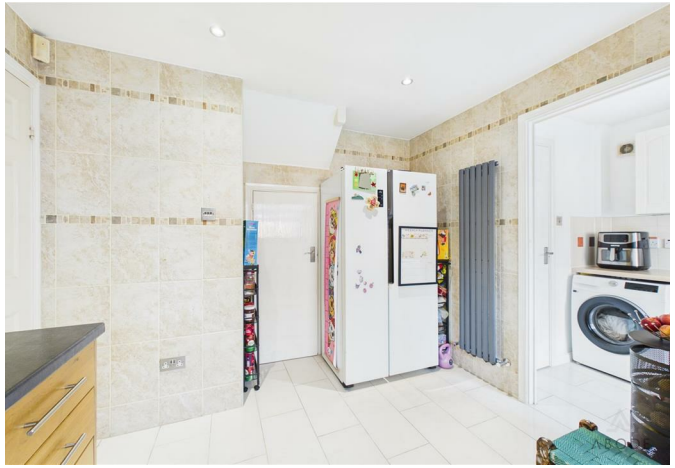












## AML Disclaimer - Burton Office

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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Life
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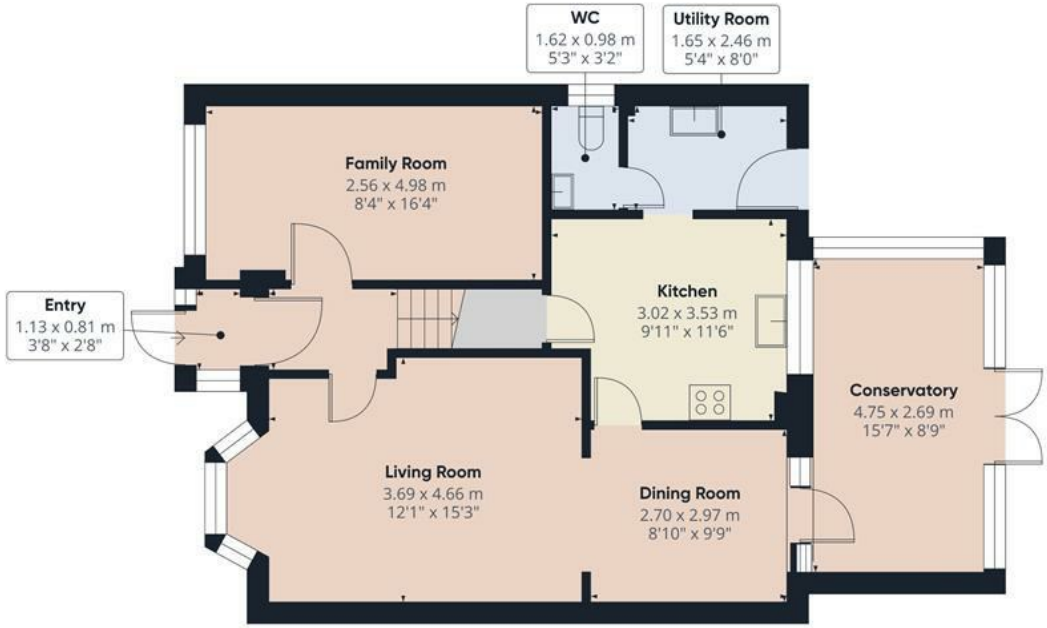













Floor 0




Floor 1




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**Approximate total area**(1)

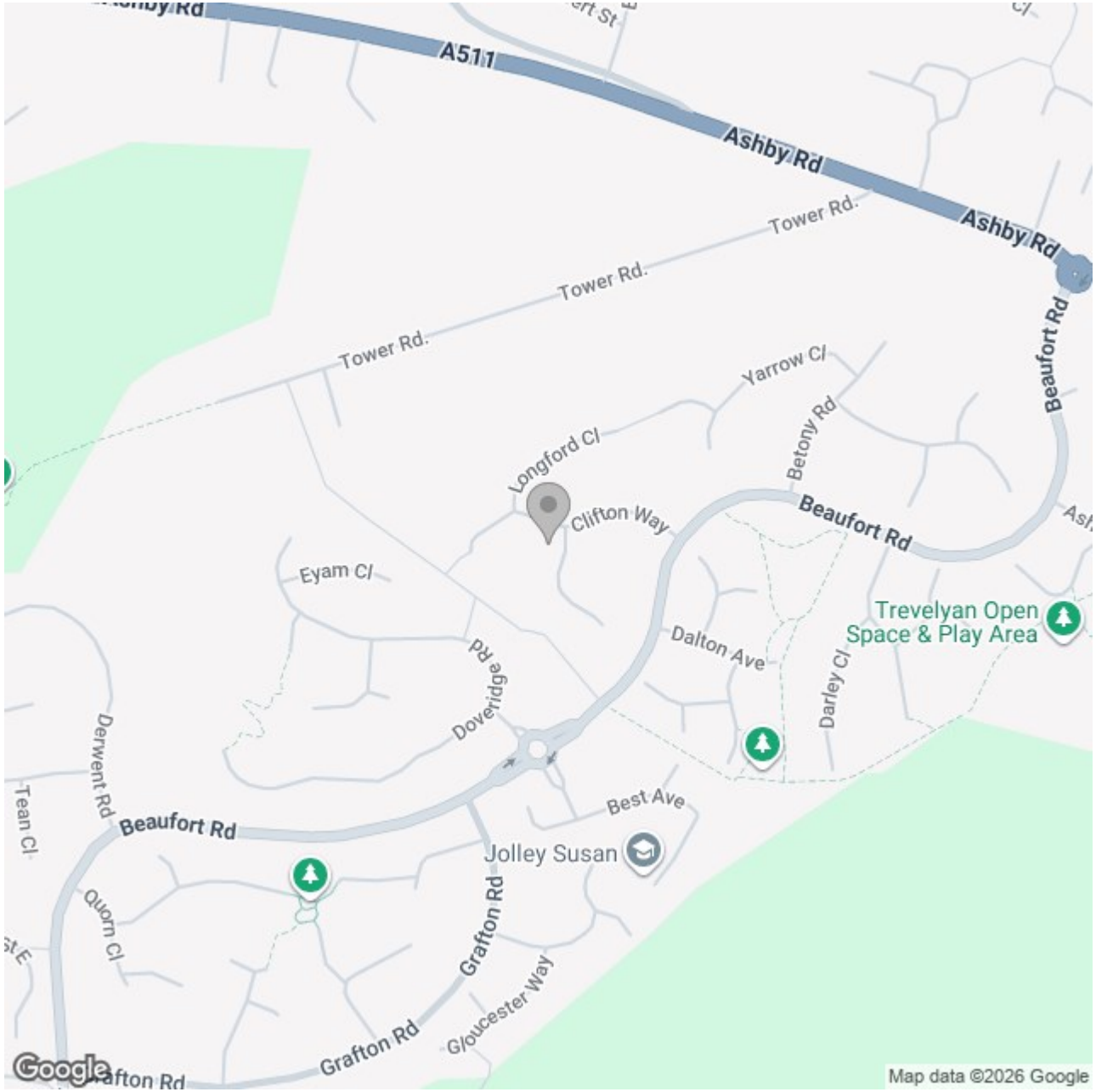
126.3 m²

1360 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.

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.