ABODE
SALES & LETTINGS
https://www.abodemidlands.co.uk/

* * FOUR BEDROOM DETACHED * *

Set at the end of the cul de sac stands this four bedroom detached family home. In brief the gas centrally heated and double glazed accommodation comprises of entrance hallway, lounge, kitchen, dining room, conservatory and cloakroom/wc. To the first floor there are four good sized bedrooms with the master having ensuite and fitted wardrobes and family bathroom. Outside the home has extensive front press paved driveway providing off road parking for several vehicles and an enclosed rear garden. Viewing by appointment only.

Entrance Hall
With tiled flooring, understairs storage cupboard and radiator.

WC
With low level WC, wash hand basin with tiled splashbacks and radiator.

Lounge
With UPVC double glazed window to rear elevation, laminate floor covering, spot lights to ceiling and radiator.

Kitchen
With UPVC double glazed window to front elevation, tiled flooring and radiator. The fitted kitchen has a range of eye and base level units and drawers with sink and drainer built into a preparation work surface, plumbing and appliance space for washing machine, space for fridge freezer, integrated microwave, induction hob and oven.

Dining Room
With UPVC double glazed sliding door to rear, laminate flooring, radiator and double doors to Lounge.

Conservatory
Of brick and UPVC double glazed construction, power and lighting and tiled flooring.

Landing
With loft access (part boarded) and doors to:

Master Bedroom
With UPVC double glazed window to front elevation, laminate flooring, radiator and built in wardrobes.

Ensuite
With UPVC double glazed window to front elevation, fully tiled, vanity was hand basin, low level WC and shower cubicle with spa jets and radiator.

Bedroom Two
With UPVC double glazed window to front elevation, laminate flooring and radiator.

Bedroom Three
With UPVC double glazed window to rear elevation, laminate flooring and radiator.

ABODE
SALES & LETTINGS

Bedroom Four

With UPVC double glazed window to rear elevation, laminate flooring and radiator.

Family Bathroom

Fully tiled bathroom with UPVC double glazed window to rear elevation, panelled bath with shower over and screen and vanity wash hand basin and low level WC.

Outside

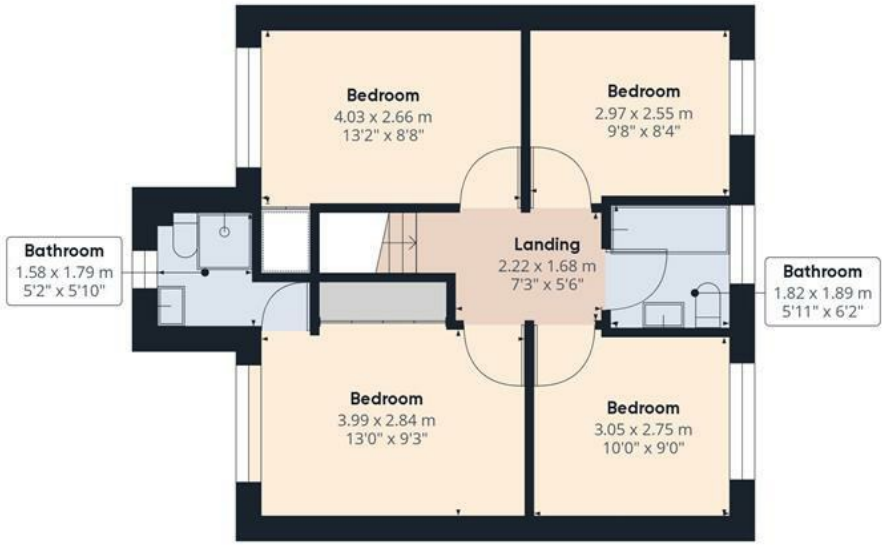
Decked sun terrace and pergola, paved patio, mainly laid to lawn and enclosed by timber fencing, side storage. Gated access both sides with sheltered storage to side.

The front has a pressed concrete driveway providing off road parking for several vehicles and outside tap.

Garage

With up and over door to front,power and lighting.

Floor 0



Floor 1

Approximate total area(1)

119.04 m²

1281.37 ft²

Reduced headroom

0.07 m²

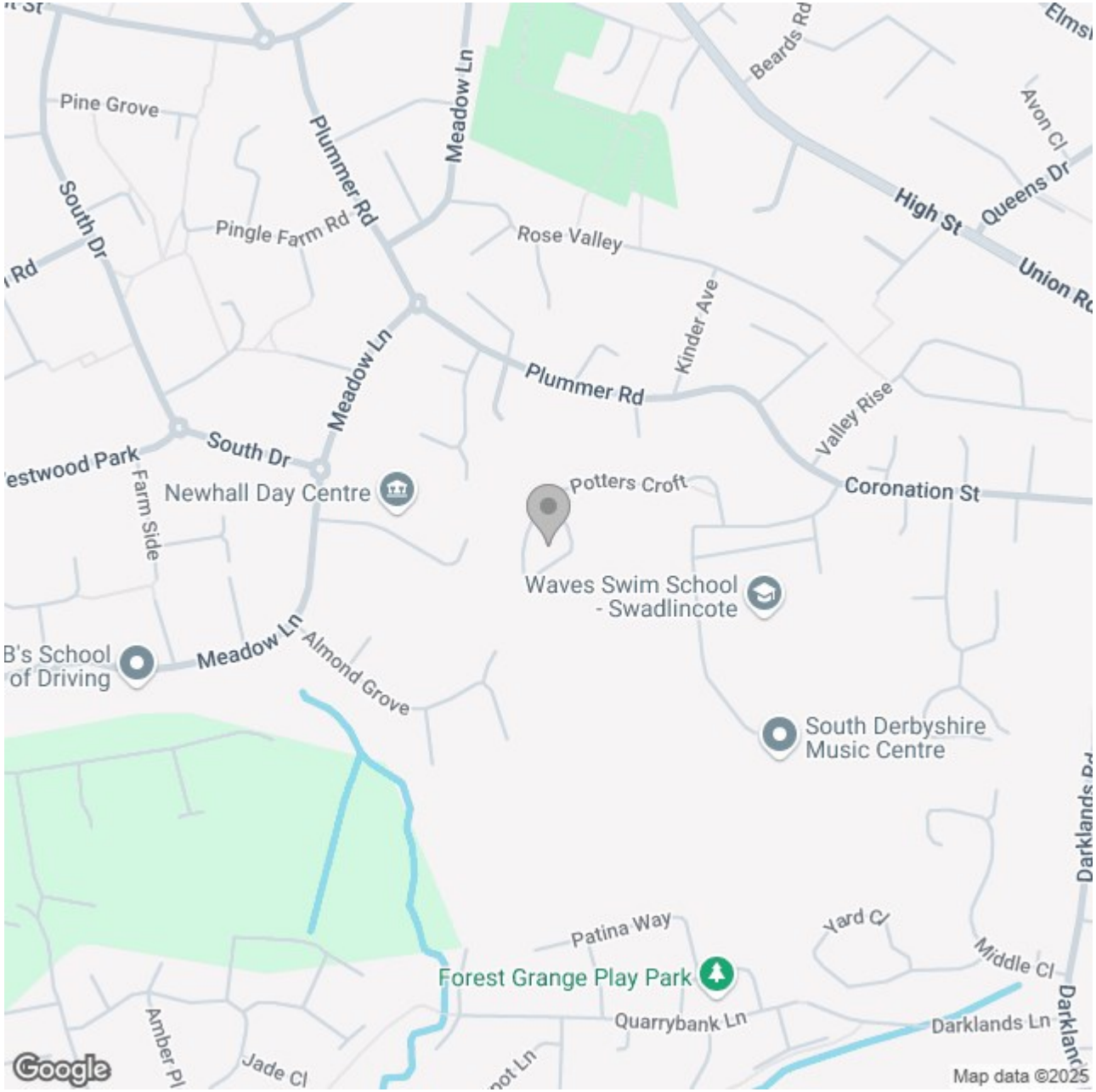
0.8 ft²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC