ABODE
SALES & LETTINGS

Flag Tower View, Battlesteads, Staffordshire, ST10 4BF

Offers Over £700,000



https://www.abodemidlands.co.uk







** MODERN COUNTRY HOME ** FIELDS ASPECT VIEWS TO FRONT AND REAR ** HIGH SPECIFICATION FINISH THROUGHOUT ** FOUR DOUBLE BEDROOMS **

A unique opportunity to purchase an outstanding modern detached family residence, built in 2021 and located in the highly sought after Staffordshire moorlands village of Alton. The residence has a perfect balance of over 2500 sq. ft. of internal space and a 0.27 acre plot. The externals have been landscaped, providing a large block paved driveway to the frontage and laid to lawn gardens to rear.

The luxury accommodation comprises: Hallway, study, open plan living/dining kitchen, cloaks/WC, lounge, utility room and integral garage. On the first floor, there is a landing, master bedroom with dressing room and en-suite, three further bedrooms, two of which feature a Jack & Jill en-suite and a family bathroom.

Viewings are strictly by appointment only and can be arranged by contacting Abode Estate Agents.

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Hallway
With a composite front entry door leading into oak glass panelled staircase rising to the first floor landing, ceramic tiled flooring throughout, underfloor heating thermostat, alarm system unit, smoke alarm, internal doors leading to:

Study
With a UPVC double glazed window to the front elevation and telephone point.

Cloaks/WC
With a low-level WC, vanity wash hand basin with mixer tap and extractor fan.

Living/Dining Kitchen
With a UPVC double glazed window to the front elevation, the bespoke kitchen features a range of matching base and eye level storage cupboards and drawers with Quartz droppage preparation work surfaces. A range of integrated appliances include double ovens with warming oven, fridge, freezer, dishwasher, stainless steel with mixer tap and carved inset drainer, five ring Neff stainless steel gas hob with matching extractor hood, smoke alarm, pan drawers with soft close, integrated recycling bins and LED downlighting. The area is underfloor ceramic heated tiled flooring throughout, TV aerial point, spotlighting to ceiling and UPVC double glazed French doors with a adjoining double glazed units leading to the rear patio.

Lounge
With UPVC double glazed French doors with adjoining double glazed units leading to the rear garden, UPVC double glazed window to the side elevation, the focal point of the room being the log burning stove with timber mantle and sandstone hearth, TV aerial point, thermostat and spotlighting to ceiling.

Utility Room
With complementary tiling to both floor and wall coverings, a range of matching base and eye level storage cupboards and drawers with Quartz drop edge preparation work surfaces, plumbing and freestanding space for undercounter white goods, a stainless steel sink and drainer with mixer tap, built-in utilities cupboard housing the pressurised water system and underfloor heating manifold, extractor fan and internal door leading to:

Garage
With a UPVC double glazed frosted glass window to the side elevation, central heating gas boiler and electric up and over door to the front elevation.

Landing
With a double glazed window to the front elevation, smoke alarm, extractor fan, oak doors leading to:

Bedroom One
With a UPVC double glazed window to the rear elevation overlooking views of agricultural aspects and pasture countryside, central heating radiator, spotlighting to ceiling and internal door leading to:

Dressing Room
Featuring a range of built-in double wardrobes complete with mirrored fronts and comprising of shelving and hanging rails, spotlighting to ceiling and internal door leading to:

En-suite
Featuring a three-piece shower room suite comprising of low-level WC, vanity wash hand basin with mixer tap, double shower cubicle with sliding glass screen and waterfall showerhead, complementary tiling to both wall and floor coverings, chrome heated towel radiator, spotlighting to ceiling and extractor fan.



Bedroom Two
With a UPVC double glazed window to the rear elevation overlooking views of agricultural aspects and pasture fields, a further UPVC double glazed frosted glass unit to the side elevation, central heating radiator, spotlighting to ceiling and internal door leading to:

Jack and Jill En-suite
With a UPVC double glazed frosted window to the side elevation, featuring a three-piece shower room suite comprising of low level WC, wash hand basin with mixer tap, double shower cubicle with sliding glass screen, waterfall showerhead and complementary tiling to both wall and floor coverings, heated towel radiator, spotlighting to ceiling and extractor fan. Internal door lead to:

Bedroom Three
With a UPVC double glazed window to the front elevation and central heating radiator.

Bedroom Four
With dual aspect views to both front and rear elevations with two UPVC double glazed units, built in wardrobes and two central heating radiators.





















Family Bathroom

With a UPVC double glazed frosted glass window to the front elevation, featuring a four piece bathroom suite comprising of low level WC, corner shower cubicle with waterfall showerhead and complementary tiling to wall and floor coverings, bath unit with mixer tap, vanity wash hand basin with mixer tap , heated towel radiator, spotlighting to ceiling and extractor fan.

Services

The property benefits from being fully UPVC double glazed throughout, with cavity wall insulation, loft insulation and underfloor heating to the ground floor. An LPG fired system heats the central heating radiators to the first floor. We understand mains water, electric and drainage connections are connected to the home, but buyers are urged to seek legal clarity to satisfy their enquiries.

AML Disclaimer -

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 - General

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.










































RELAX



























Floor 0

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Approximate total area(1)

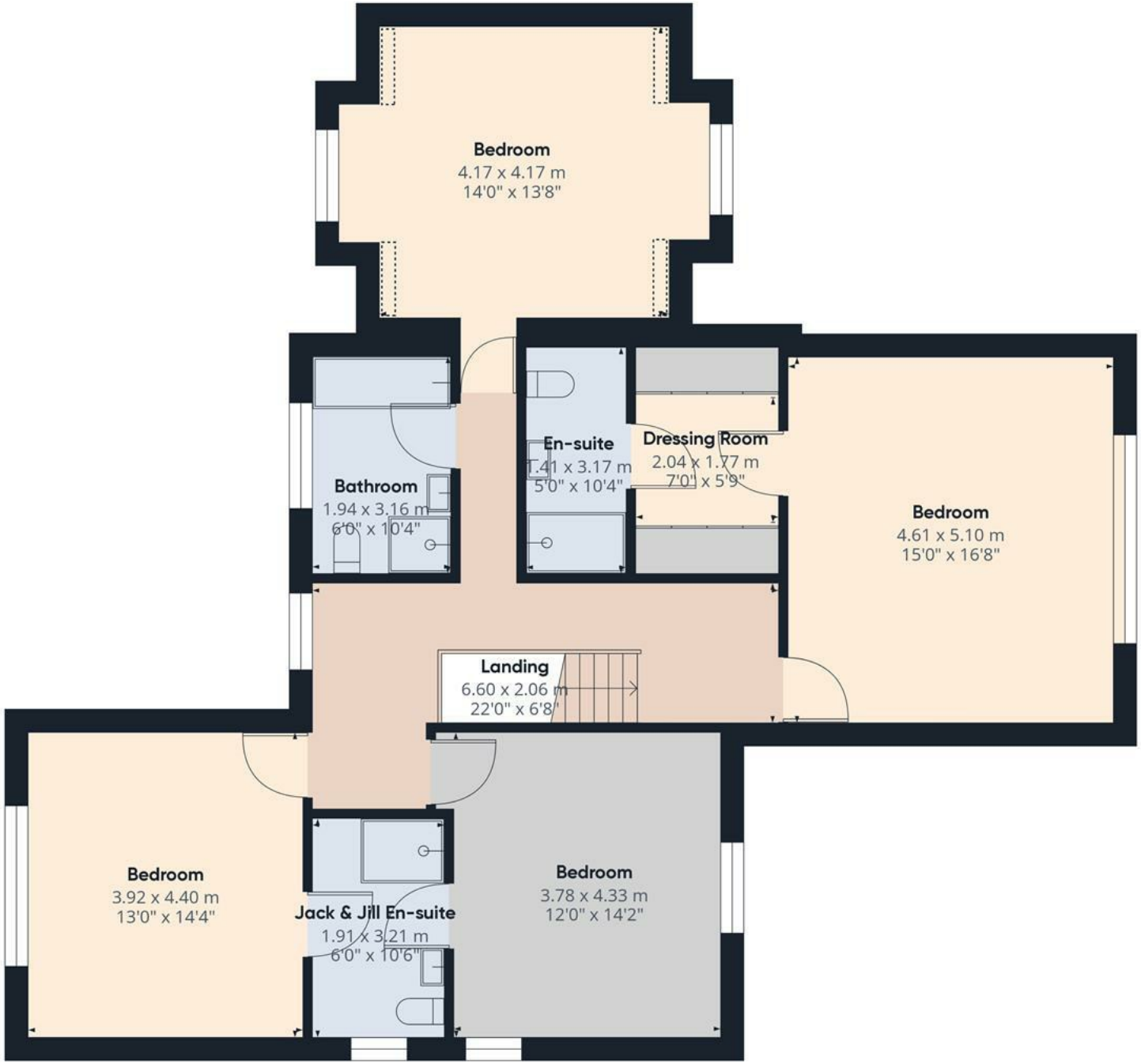
127.35 m²

1370.78 ft²

(1) Excluding balconies and terraces

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



Floor 1

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Approximate total area(1)

116.35 m²

1252.38 ft²

Reduced headroom

0.91 m²

9.8 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.

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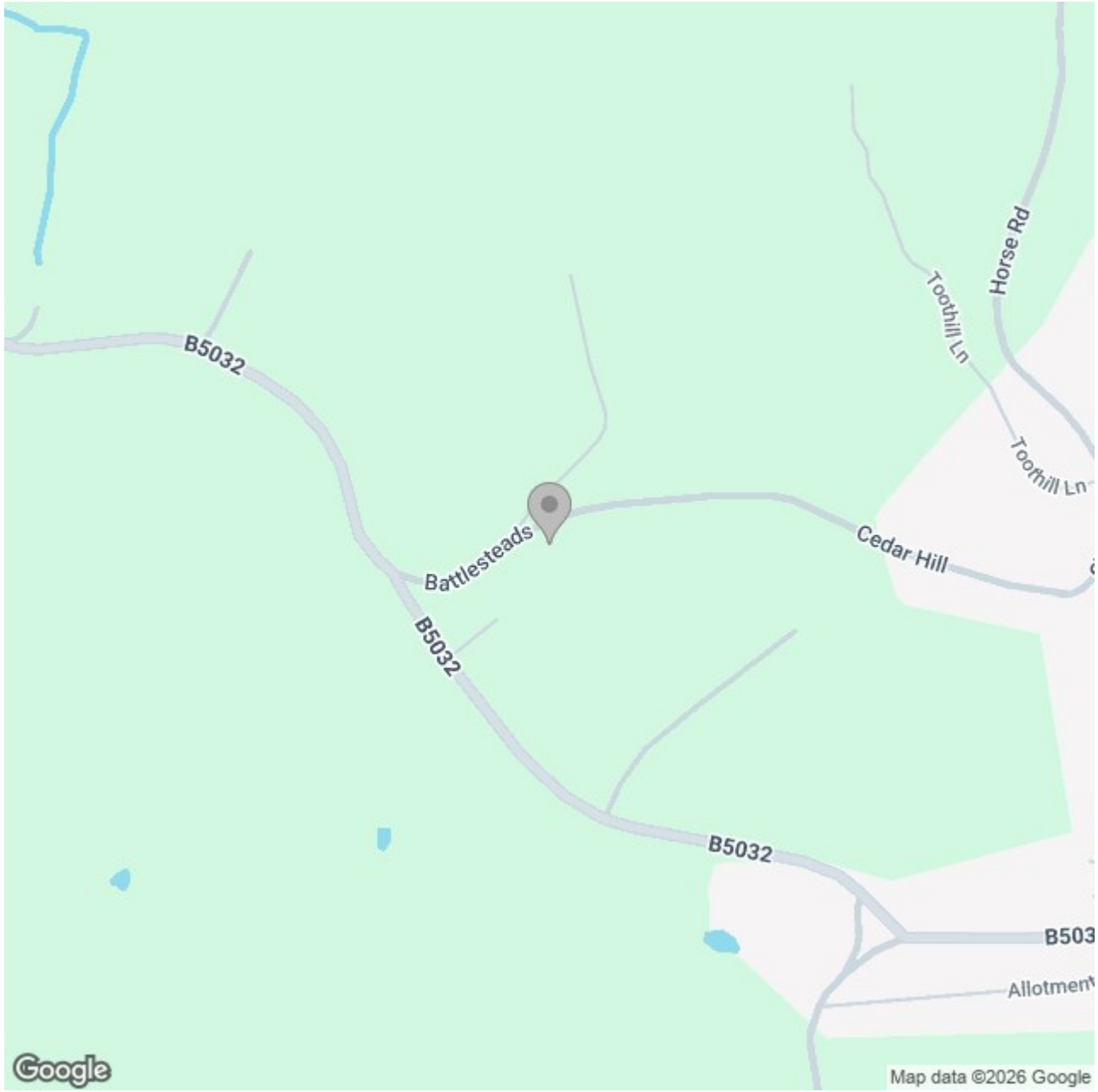

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		92
(69-80) C	76	
(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.