





OFFERED FOR SALE WITH NO UPWARDS CHAIN A Meriden by David Wilson, with premium flooring and upgraded kitchen and bathrooms. Electric car charger and full stocked sunny rear garden. Included in the sale fitted window blinds. Occupying an attractive position within a popular development, this beautifully presented four large double bedrooms detached family home combines generous living accommodation with a superb layout designed for modern family life. Offering a spacious bay-fronted living room, an impressive open-plan kitchen diner stretching across the rear of the property, four genuine double bedrooms and a landscaped rear garden, this is a home perfectly suited to growing families seeking both space and style.



Accommodation

The property is entered via a welcoming entrance hallway with staircase rising to the first floor and doors leading to the principal ground floor accommodation.

Positioned to the front of the home is a generous bay-fronted living room, offering an elegant yet comfortable reception space with plenty of natural light, ideal for relaxing or entertaining guests.

Spanning the full width of the rear of the property is a superb open-plan kitchen diner, fitted with a comprehensive range of modern wall and base units incorporating integrated appliances, extensive work surfaces and ample space for both dining and everyday family living. French doors open directly onto the rear patio, creating a seamless connection between the indoor and outdoor spaces during the warmer months.

Leading from the kitchen is a practical utility room providing additional storage, appliance space and its own external access to the side of the property, whilst a contemporary guest cloakroom completes the ground floor accommodation.

To the first floor, a spacious landing gives access to four well-proportioned double bedrooms and the family bathroom.

The principal bedroom enjoys fitted wardrobes together with the benefit of a modern en-suite shower room.

Bedrooms two and three are both excellent double rooms, whilst bedroom four is also a comfortable double, making the property ideal for families requiring flexible bedroom accommodation or those working from home.

Serving the remaining bedrooms is a stylish family bathroom, fitted with a contemporary suite comprising a corner bath, separate shower enclosure, wash hand basin and WC.

Outside

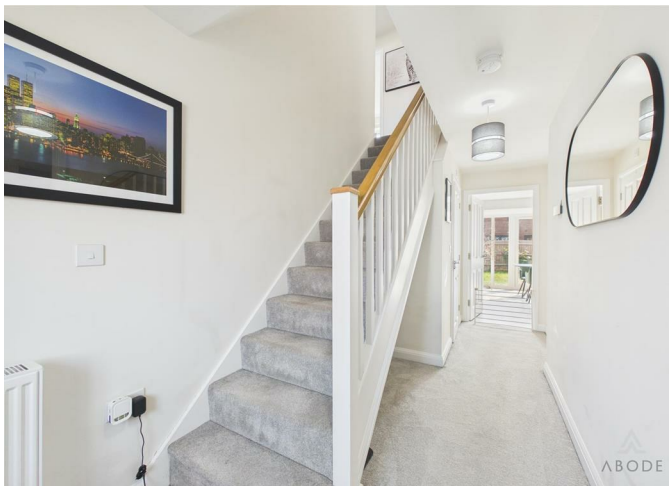
To the front of the property is a generous block edged driveway providing off-road parking and giving access to the integral garage having EV charger, with a lawned frontage and established planting creating an attractive first impression.

The enclosed rear garden has been thoughtfully landscaped to provide an excellent balance of lawn and patio, offering plenty of space for children to play, outdoor dining and entertaining, all enclosed by timber fencing for privacy.

The Location

Marley Way forms part of a modern residential community positioned on the edge of Burton upon Trent. The location offers excellent access to the A38, making commuting towards Derby, Birmingham and Lichfield particularly convenient, whilst nearby Burton town centre provides an extensive range of shopping, leisure and everyday amenities. The area is well served by countryside walks, reputable schools and local transport links, making it an increasingly popular choice for families looking to enjoy modern living in a well-connected setting.







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



Floor 1

Approximate total area⁽¹⁾

116.4 m²

1250 ft²

Reduced headroom

1.3 m²

13 ft²

(1) Excluding balconies and terraces

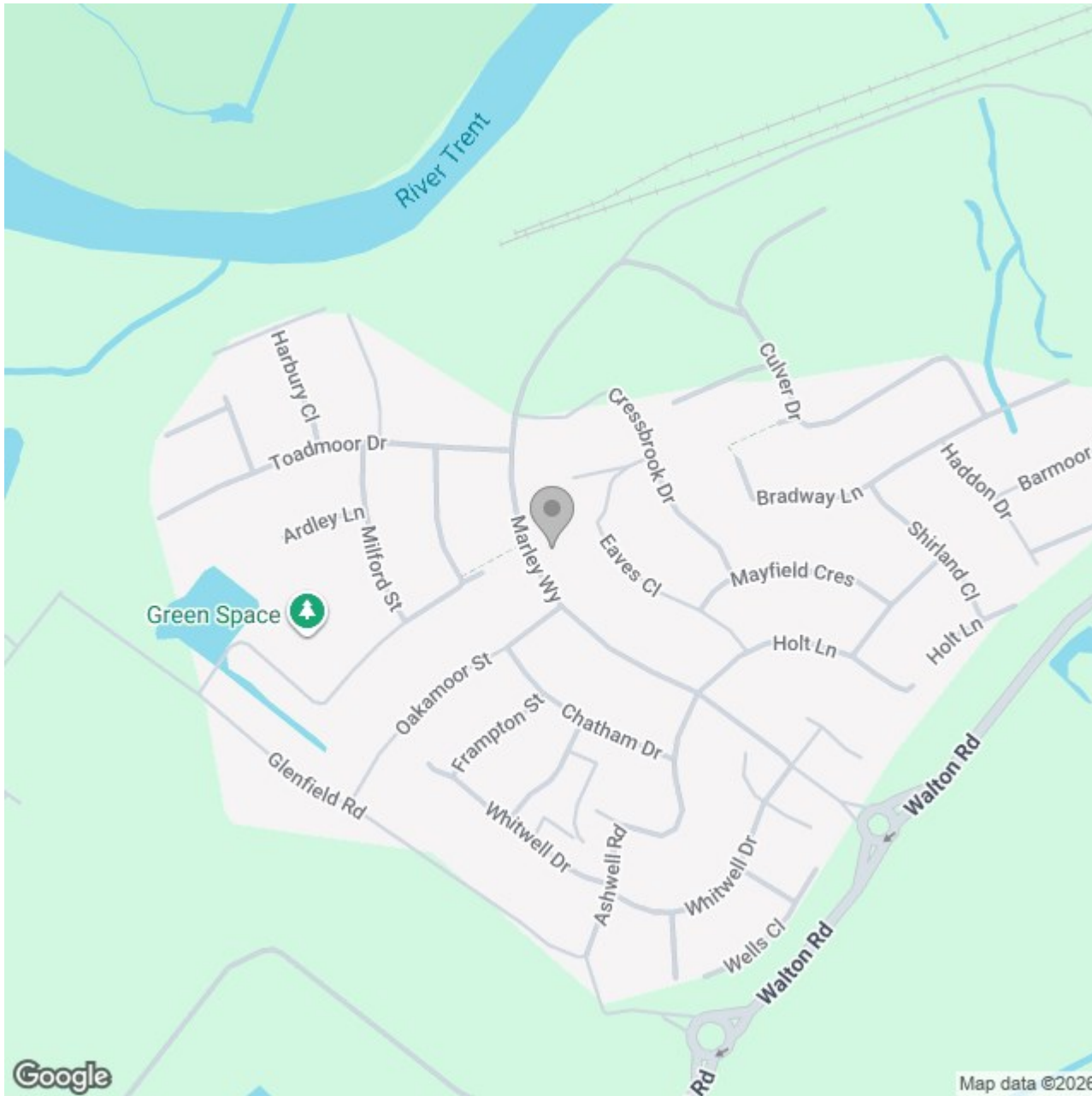
Reduced headroom

..... 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 	