





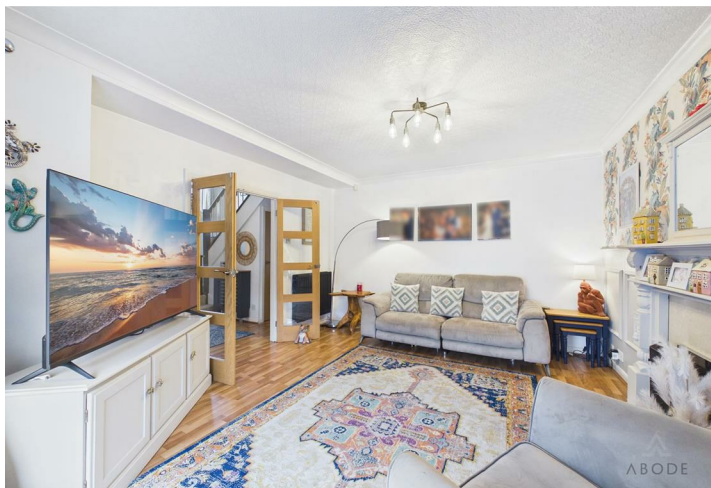
Abode are delighted to offer for sale this beautifully presented detached family home, providing spacious and versatile living accommodation in a highly sought-after location. Formerly arranged as a four-bedroom property, the home has been thoughtfully reconfigured to offer three generous bedrooms, complemented by a large and stylish family bathroom.

Ideally situated in Blythe Bridge, the property enjoys convenient access to local shops, well-regarded schools and everyday amenities, whilst also being perfectly placed for commuters with excellent links via the A50. Additional benefits include uPVC double glazing throughout, gas central heating, an enclosed rear garden, off-road parking, carport and a garage.

In brief, the accommodation comprises an entrance porch, welcoming entrance hallway, ground floor WC, spacious living room, kitchen diner and conservatory.

To the first floor are three well-proportioned bedrooms and a modern family bathroom.

Offering comfortable, flexible living in a popular location, this property represents an ideal family home. Early viewing is highly recommended to fully appreciate all that is on offer.



### Entrance Porch

UPVC double glazed windows to the front and side elevations, door leading in from the driveway.

### Entrance Hallway

Door leading in from the entrance porch, staircase leading up to the first floor, central heating radiator, understairs storage cupboard double doors leading into:-

### Living Room

UPVC double glazed bay window to the front elevation, panelling, feature electric fireplace, central heating radiator.

### WC

WC and wash hand basin, central heating radiator and UPVC double glazed window to the side elevation.

### Kitchen Diner

Base and eye level units with complimentary worktops, sink with draining board, integrated cooker and hob with extractor hood above, built in dishwasher. Space and plumbing for a washing machine, tumble dryer and fridge freezer, breakfast bar, side door leading outside, space for a dining table and chairs or settee, UPVC double glazed window to the rear and double glazed patio doors leading into the:-

### Conservatory

UPVC double glazed windows to the side and rear elevations, patio doors leading out into the garden.

### Landing

Loft access, UPVC double glazed window to the side elevation, airing cupboard.



### Master Bedroom

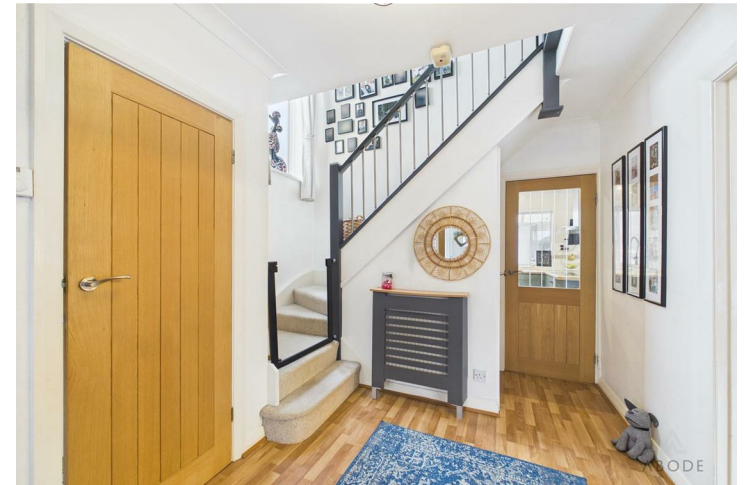
UPVC double glazed bay window to the front elevation, central heating radiator, built in wardrobes and dressing table with drawers.

### Bedroom

UPVC double glazed window to the rear elevation, central heating radiator and built in wardrobes.

### Bedroom

Loft access, UPVC double glazed window to the side elevation, airing cupboard.







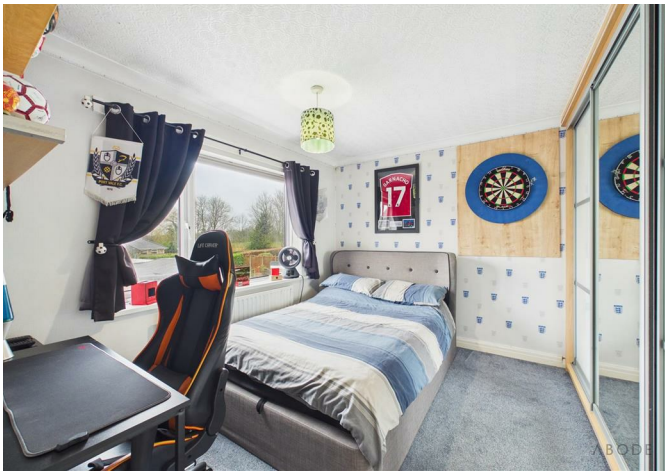
## Bathroom

WC and wash hand basin, bath with shower over and free standing shower with waterfall and hand held shower head plus glass shower screen. Underfloor heating, tiled floor and partially tiled walls, UPVC double glazed windows to the side and rear elevations, towel radiator and spot lighting.

## Outside

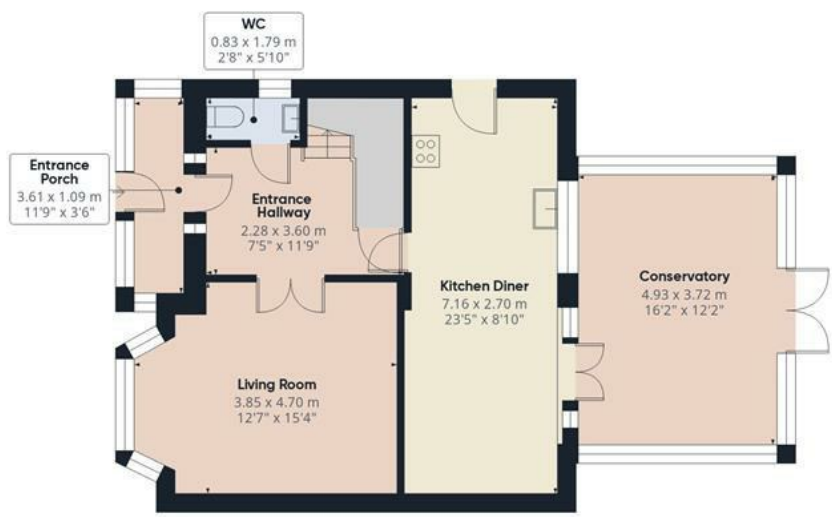
To the front the block paved driveway provides ample off road parking, with decorative slate area and access to the carport. To the rear the garden is enclosed, with access to the detached garage, patio and lawned areas, outside water tap and shed.











Floor 0 Building 1



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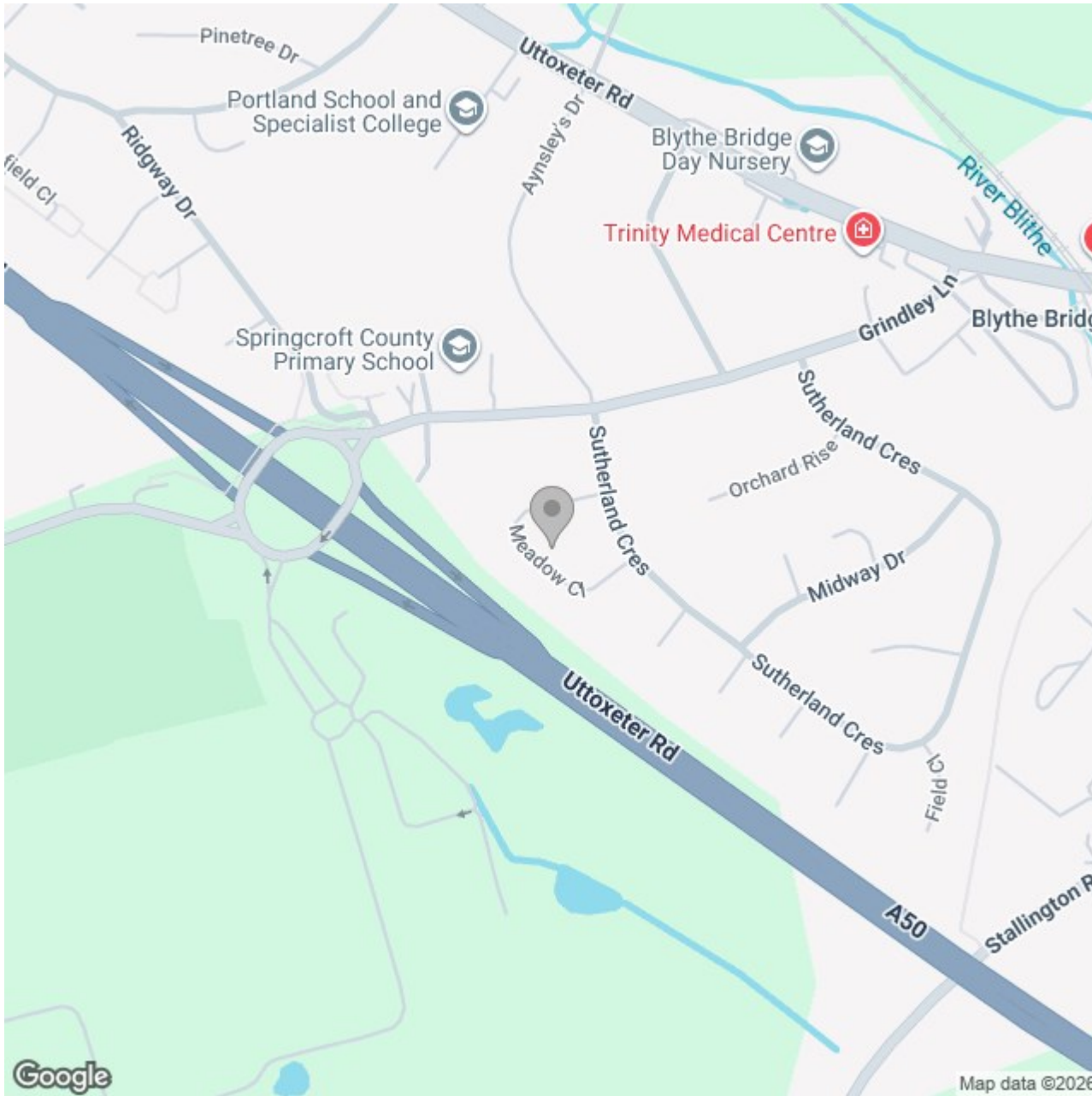


Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
128.2 m<sup>2</sup>  
1379 ft<sup>2</sup>

(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.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	