ABODE
SALES & LETTINGS

Franklin Close, Stapenhill, DE15 9AN

Asking Price £169,999

https://www.abodemidlands.co.uk

A well-presented two-bedroom semi-detached home positioned within a quiet cul-de-sac setting, offering off-street parking, a detached garage, and a private rear garden. The property benefits from a spacious lounge diner, a fitted kitchen, and a conservatory to the rear, creating additional versatile living space. To the first floor are two bedrooms and a family bathroom, making this an ideal purchase for first-time buyers, down-sizers, or investors alike.

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Accommodation

Ground Floor

The accommodation is entered via a front entrance door into a welcoming hallway, with stairs rising to the first floor and access through to the main living areas.

The lounge diner is a generous open-plan space, offering ample room for both seating and dining furniture, with a central feature fireplace creating a focal point. Sliding doors to the rear provide direct access into the conservatory, allowing natural light to flow through the space.

The kitchen is fitted with a range of wall and base units with preparation work surfaces over, incorporating an inset sink, hob with extractor above, and oven below. There is space for additional appliances including a washing machine and fridge freezer, along with a window overlooking the front elevation.

To the rear, the conservatory provides a versatile additional reception space, ideal for dining or seating, with French doors opening out onto the garden.

First Floor

The first-floor landing provides access to two bedrooms and the family bathroom.

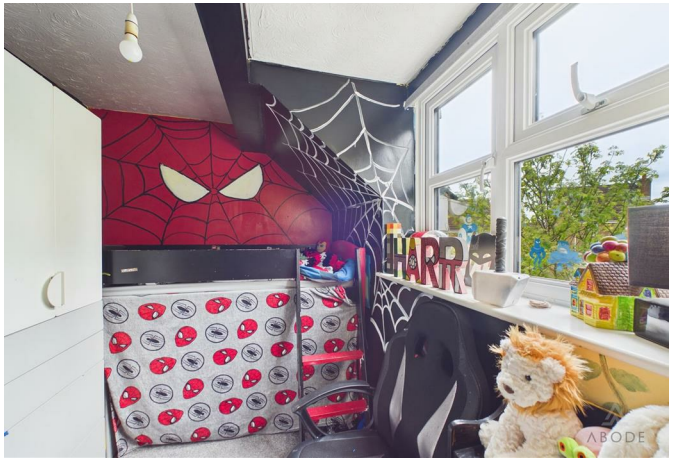
The master bedroom is a well-proportioned double room, benefitting from a rear facing window allowing for plenty of natural light.

The second bedroom is a further good-sized room, suitable for use as a guest bedroom, nursery, or home office.

The family bathroom is fitted with a three-piece suite comprising a panelled bath with shower over, wash hand basin, and low-level WC, with tiled walls surrounding.

Outside

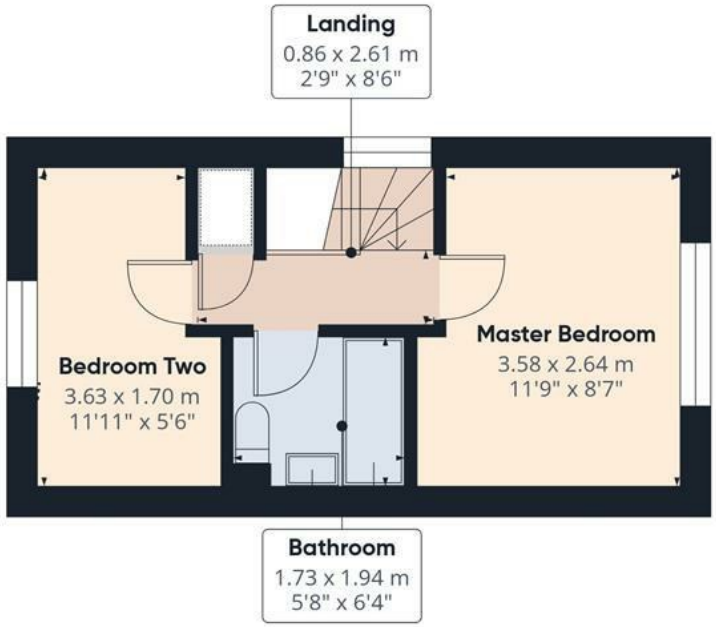
To the front, the property is set within a cul-de-sac and



benefits from a driveway providing off-street parking, along with access to a detached garage. There is also a small fore garden with established planting.

The rear garden is enclosed by timber fencing and features a patio area ideal for outdoor seating, with the remainder laid to lawn and bordered by a variety of plants and shrubs.

Floor 0



Floor 1

ABODE

Approximate total area(1)

53.6 m²

578 ft²

Reduced headroom

0.1 m²

1 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.

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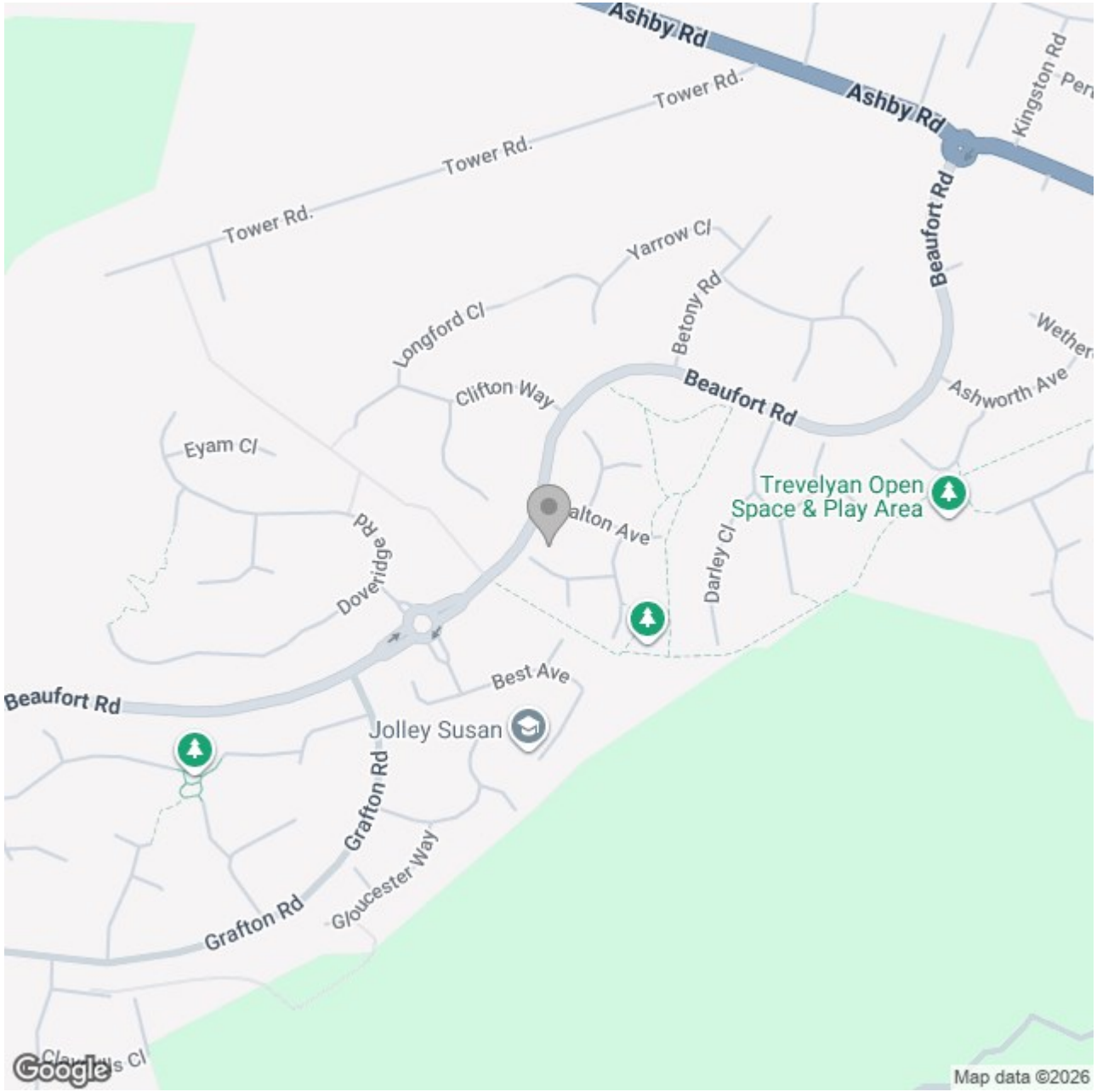

Energy Efficiency Rating

	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

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