ABODE
SALES & LETTINGS

Friesian Way, Uttoxeter, Staffordshire, ST14 5FJ

£180,000



https://www.abodemidlands.co.uk







This beautifully presented two-bedroom modern town house home is offered at a reduced market value through a local affordable housing scheme, providing an excellent opportunity for eligible buyers.

Finished to a high standard throughout, the property offers a welcoming entrance hallway, convenient downstairs WC and a stylish kitchen with integrated appliances and space for additional white goods. The contemporary lounge/diner features an attractive views over the gardens, creating a comfortable and inviting space for both relaxing and entertaining.

To the first floor are two well-proportioned bedrooms, together with a modern family bathroom featuring a bath with shower over and contemporary fittings.

Externally, the property benefits from the usual advantages of modern living, while internally the combination of modern fixtures, useful storage and well-planned accommodation makes this an appealing home for eligible purchasers*.

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Discount to Market Home

Eligibility Criteria Applies* - Only those that fulfil the below criteria may be eligible to purchase this home:

A combined maximum household income of £60,000 per annum and capital savings of less than £20,000.
You must intend to occupy the dwelling as your sole residence.
You must be able to demonstrate a 'local connection' to East Staffordshire (including living in the area for at least 5 years or a need to be close to relatives for support purposes or be able to prove there is a need for a household member to live close to their workplace.

Please contact us should you require any further information on this.

Hallway

Welcoming entrance hallway featuring a composite front door, central heating radiator and electrical consumer unit. A staircase rises to the first-floor landing, with a useful under-stairs storage cupboard providing coat hooks and a range of storage options. The hallway also benefits from a central heating thermostat and provides access to the ground-floor accommodation.

W.C.

Convenient downstairs cloakroom comprising a low-level WC with concealed/continental flush, floating wash hand basin with mixer tap and tiled splashback. Further benefits include a central heating radiator and extractor fan.

Kitchen

The upgraded kitchen is fitted with a range of matching wall and base-level storage units and drawers, complemented by work surfaces with matching upstands. Integrated appliances include a stainless steel one-and-a-half bowl sink and drainer, four-ring stainless steel gas hob with matching extractor hood, oven and grill. There is also plumbing and space for additional freestanding appliances. A UPVC double-glazed window overlooks the front elevation. The central heating combination boiler is housed within the kitchen, together with a carbon monoxide detector.

Lounge

The lounge provides a comfortable and versatile reception space, offering an ideal area for relaxing and entertaining, having a UPVC double glazed window the rear elevation and a central heating radiator.

Landing

The first-floor landing features a central heating radiator, smoke alarm and access to the loft space via a loft hatch. Doors lead to all first-floor rooms.

Bedroom One

A well-proportioned principal bedroom featuring two UPVC double-glazed windows overlooking the rear elevation, a central heating radiator and a useful built-in storage cupboard providing a range of shelving and storage options.

Bedroom Two

The second bedroom benefits from two UPVC double-glazed windows overlooking the front elevation, a central heating radiator and a useful over-stairs storage cupboard.

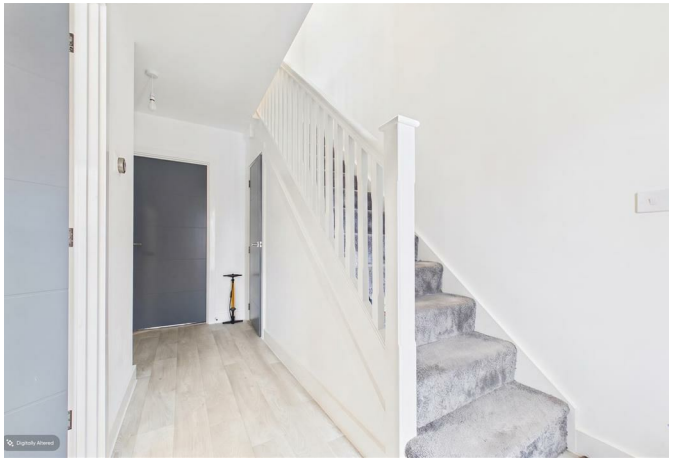
Family Bathroom

The family bathroom is fitted with a modern three-piece suite comprising a low-level WC with concealed/continental flush, floating wash hand basin with mixer tap and bath with glazed shower screen. Complementary wall tiling, a chrome heated towel radiator and extractor fan complete the room.






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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.









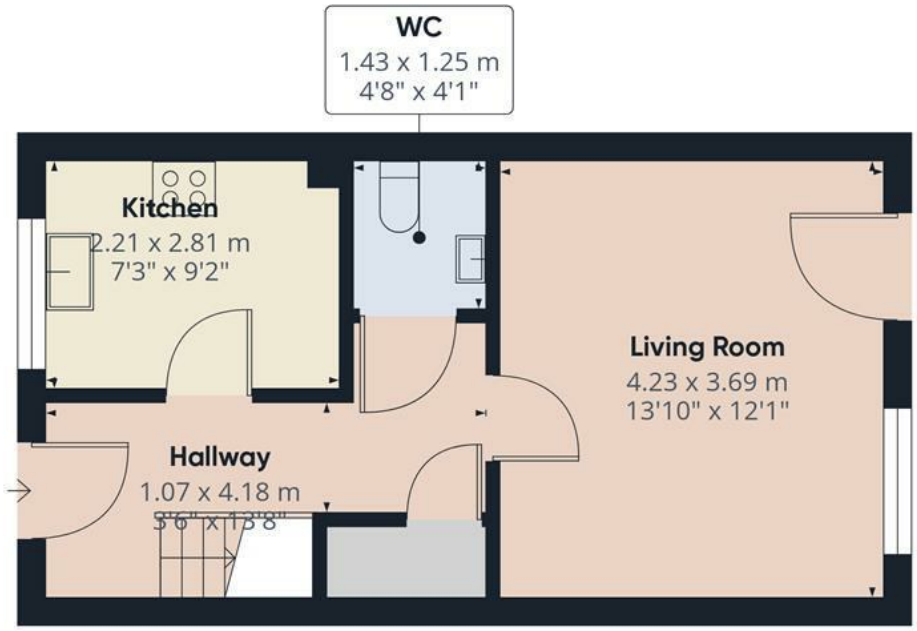



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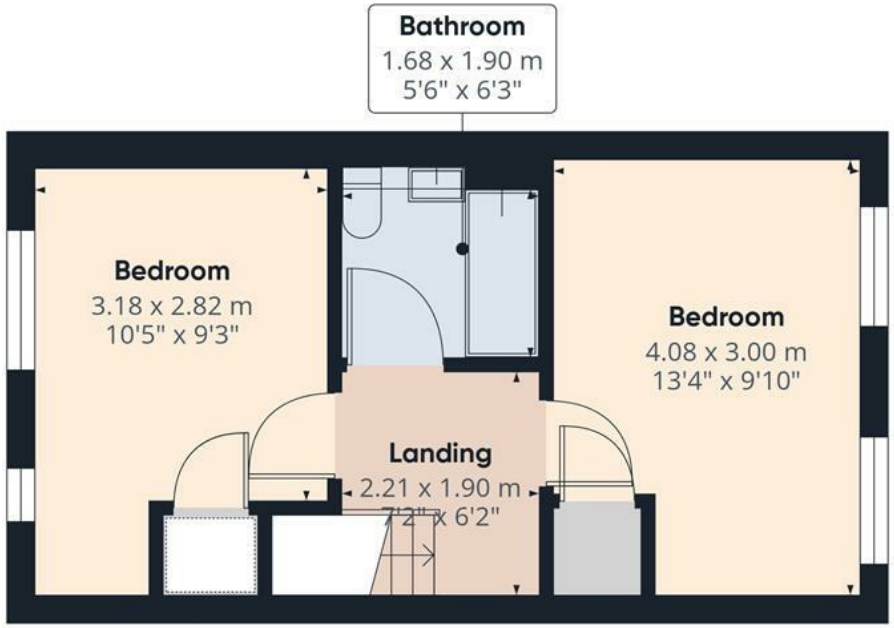

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Floor 0



Floor 1



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Approximate total area(1)

61.8 m²

667 ft²

(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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(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	

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.