





This spacious terraced home is ideal for a range of buyers, whether you're stepping onto the property ladder, moving up or down, or seeking a buy-to-let investment. Positioned within a quiet cul-de-sac, the property enjoys a pleasant and private rear outlook over open fields and a fishing lake.

Offered to the market for the first time in around 10 years, the home is conveniently located between the villages of Marchington and Draycott in the Clay, with excellent access to Uttoxeter, Burton upon Trent and Lichfield, as well as the A50 linking the M1 and M6.

The accommodation begins with an entrance hallway leading to a well-appointed kitchen with dual aspect views and a range of fitted units and integrated appliances. The lounge features an open fireplace and overlooks the rear garden, while a separate dining area to the front provides additional living space and access to useful under-stairs storage.

Upstairs, the landing leads to three well-proportioned bedrooms—two enjoying rear views—and a family bathroom fitted with a three-piece suite and electric shower.

Externally, the property benefits from a lawned front garden and a tarmac driveway providing off-road parking for several vehicles. To the rear, a timber decking area offers an excellent space for outdoor seating and entertaining, leading onto a generous lawned garden with stocked borders, space for a shed, and a high degree of privacy, all set against a scenic backdrop of fields and a fishing lake.

Viewing is highly recommended to fully appreciate the space, setting, and outlook this home has to offer.




ABODE
SALES & LETTINGS

Hallway

Accessed via a UPVC double-glazed front door, the welcoming hallway features tiled flooring, a smoke alarm, and a staircase rising to the first-floor landing. An internal door leads through to:

Kitchen

A bright and spacious kitchen benefiting from dual-aspect UPVC double-glazed windows to both the front and rear elevations. Fitted with a range of matching base and eye-level units and drawers, complemented by granite-effect work surfaces and tiled splashbacks. Integrated appliances include a 1½ stainless steel sink and drainer with mixer tap and dishwasher, alongside space for additional freestanding and under-counter appliances. A range-style cooker with five-ring hob, oven, grill, and stainless steel extractor hood completes the space. A UPVC double-glazed frosted door provides access to the rear garden, and there is a chrome heated radiator.

Lounge

Positioned to the rear of the property, the lounge features a UPVC double-glazed window and an attractive open fireplace with a timber Adam-style surround, creating a focal point to the room. Additional features include an electric radiator and TV point.

Dining Area

With a UPVC double-glazed window to the front elevation and electric radiator, the dining area offers a versatile space for entertaining. There is access to a useful under-stairs storage cupboard fitted with shelving and coat hooks, and internal doors leading to:

Landing

Providing access to the loft via hatch, with smoke alarm and an airing cupboard housing the immersion tank. Doors lead to:

Bedroom One

UPVC double-glazed window to the rear elevation and electric radiator.

Bedroom Two

UPVC double-glazed window to the rear elevation, electric radiator, and a useful dressing area.

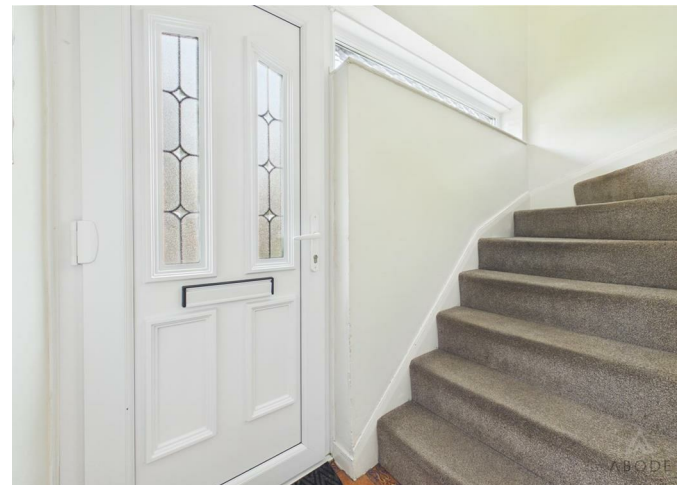
Bedroom Three

UPVC double-glazed window to the front elevation and electric radiator.

Bathroom

A well-appointed bathroom featuring two UPVC double-glazed windows to the front elevation and a modern three-piece suite comprising a low-level WC with continental flush, pedestal wash hand basin, and panelled bath with glass screen and electric shower over. Finished with complementary tiled wall coverings and a chrome heated towel radiator.







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.







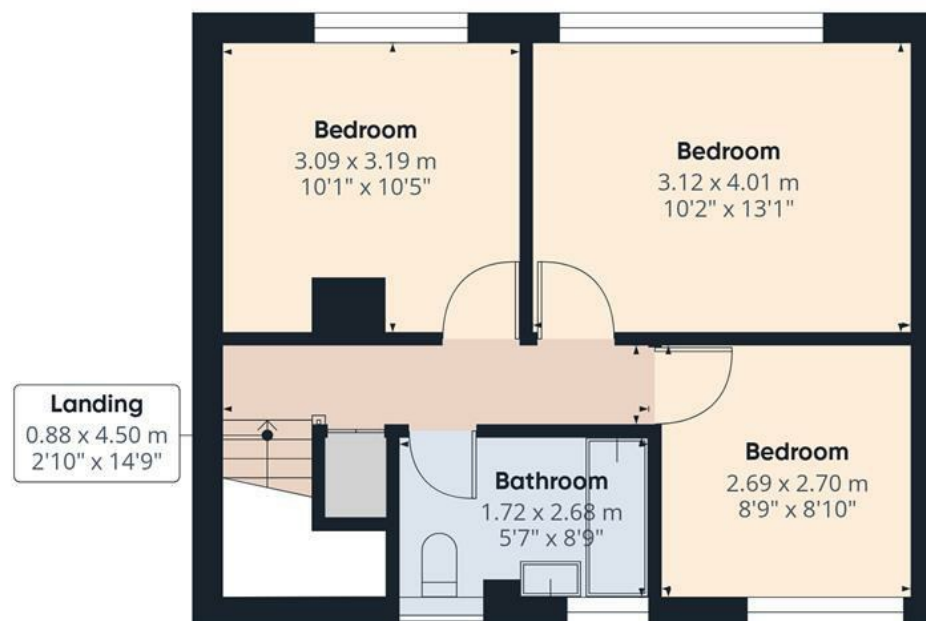


Energy Efficiency Rating

	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	30	57
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Floor 0



Floor 1



Approximate total area⁽¹⁾

81.7 m²

879 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.

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