





**** EXTENDED FAMILY HOME
 **** AMPLE PARKING &
 ELECTRIC GATE ****
 SUBSTANTIAL PLOT **** NO
 CHAIN**** This is an impressive
 semi detached property located
 in a quiet cul de sac offering a
 porch and hallway, lounge and
 a dining room, fitted dining
 kitchen, three first floor double
 bedrooms and a family
 bathroom. Parking to the front,
 side and rear parking with
 electric gate to the side. Good
 size garden with shed and a
 workshop. SOLAR PANEL FOR
 THE HOT WATER AND SECURITY
 ALARM. This property is offered
 for sale with no upward chain.



ABODE
 SALES & LETTINGS

PORCH

Entrance door into porch open through to the Hall.

HALL

Stairs to the first floor, radiator, under stairs storage cupboard and doors to -

DINING ROOM

Two upvc double glazed windows and a radiator.

LOUNGE

Feature fireplace, two radiators, four upvc double glazed windows, and a storage cupboard with power and a vent for tumble dryer.

KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink unit with mixer tap. Electric cooker point, plumbing and spaces for washing machine and dishwasher, space for a fridge freezer. Two upvc double windows, tiled floor and a door to garden.

FIRST FLOOR LANDING

Upvc double glazed window and doors to -

BEDROOM 1

Fitted cupboards, upvc double glazed window and a radiator.

BEDROOM 2

Fitted cupboards, radiator and upvc double glazed window.

BEDROOM 3

Upvc double glazed window and radiator.

BATHROOM

Panel enclosed bath with a rainfall shower, wash hand basin, low flush wc, radiator, loft access and upvc double glazed window.

OUTSIDE

Parking to the front and a long drive to the side with an electric gate and key fob entry. The rear offers additional parking, total up to 7 cars. Workshop with power and lights, garden shed and additional workshop with power and lights, all are alarmed. Paved patio, lawn, outside wc, concrete base for a cabin.

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

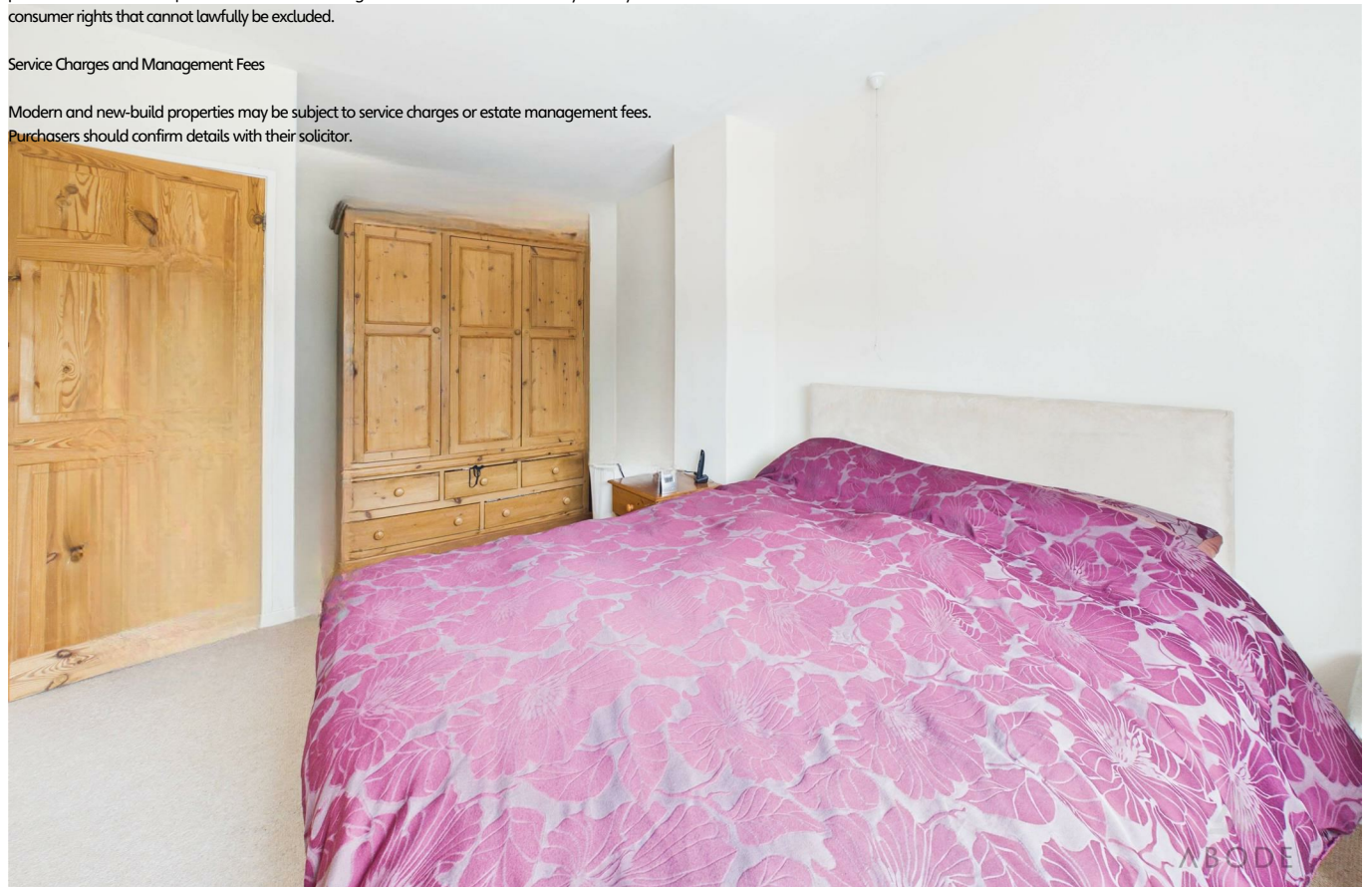
Only fixtures, fittings and contents expressly agreed as part of the sale are included.

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.







Approximate total area⁽¹⁾

57 m²
613 ft²

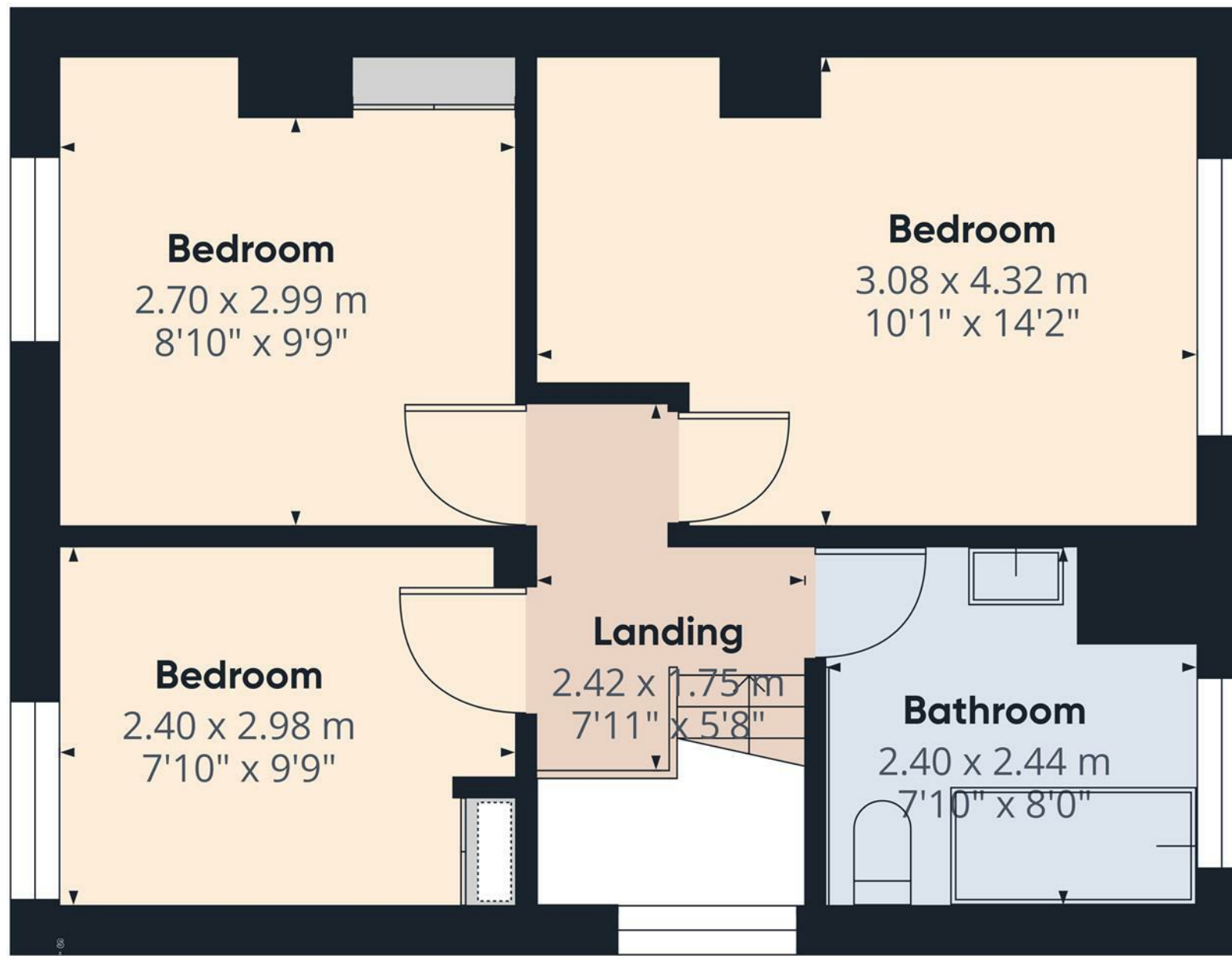
(1) Excluding balconies and terraces

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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Floor 0



Floor 1

Approximate total area⁽¹⁾
36.3 m²
390 ft²

(1) Excluding balconies and terraces

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