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The Blythe, Nr Kingstone, Staffordshire, ST18 0LT

Offers In The Region Of £250,000



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The Blythe is a well-presented, modernised three-bedroom semi-detached home set within a private cul-de-sac in a peaceful semi-rural location. The property overlooks an expansive green area, providing an open and tranquil outlook, yet remains within easy commuting distance to the market town of Uttoxeter and its array of shops, schools, leisure facilities, and transport links.

Internally, the home is tastefully finished throughout with quality flooring and modern fixtures, offering spacious and comfortable living. Externally, a large paved patio sits to the rear of the property, leading out onto a beautifully maintained lawned garden—ideal for outdoor entertaining and family enjoyment. With off-road parking, oil-fired central heating, and a range of integrated appliances, this home blends countryside charm with everyday convenience.

Viewing by appointment only.

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Hallway
The property is entered through a UPVC double-glazed front door into a welcoming hallway with oak flooring throughout. There is a meter cupboard, staircase rising to the first-floor landing, a central heating radiator, and internal oak doors leading to the ground floor accommodation.

Lounge
Located at the front of the home, the lounge features a UPVC double-glazed window overlooking the cul-de-sac and green space beyond. A focal point feature fireplace with exposed brick backing, tiled hearth, and timber mantle adds warmth and character. The room includes a central heating radiator, telephone point, and TV aerial connection.

Kitchen/Diner
At the rear of the home is a spacious and stylish kitchen diner with tiled flooring throughout and two UPVC double-glazed windows to the rear and side elevations, as well as a UPVC rear entry door opening to the garden. The kitchen is fitted with a range of matching base and eye-level cupboards and drawers with solid wood block work surfaces. Integrated appliances include a four-ring electric hob with stainless steel extractor hood, built-in oven and microwave, washing machine, dishwasher, and dryer. There is space for an American-style fridge freezer, a one and a half bowl ceramic sink with spray mixer tap, and the oil-fired Worcester Bosch central heating boiler is neatly housed in this area.

Landing
The first-floor landing has a UPVC double-glazed window to the side elevation, oak panel flooring throughout, loft access via hatch, and doors leading to the bedrooms and bathroom.

Bedroom One
The main bedroom is a bright double room with a UPVC double-glazed window to the front elevation. It includes a central heating radiator and a full-length built-in wardrobe with mirrored sliding doors and internal hanging rails.

Bedroom Two
The second bedroom is positioned at the rear of the property and features a UPVC double-glazed window with views across the garden. Oak panel flooring and a central heating radiator complete the space.

Bedroom Three
This third bedroom is positioned at the front of the property and includes a UPVC double-glazed window, central heating radiator, oak panelled flooring, and a useful over-stairs storage cupboard.

Bathroom
The family bathroom has a modern finish with a frosted UPVC double-glazed window to the rear. The suite includes a low-level WC, wash basin with mixer tap, and a double shower cubicle fitted with a rainwater showerhead and glass screen. Complementary tiling features to both the walls and floor, and a chrome heated towel radiator adds a touch of comfort and style.

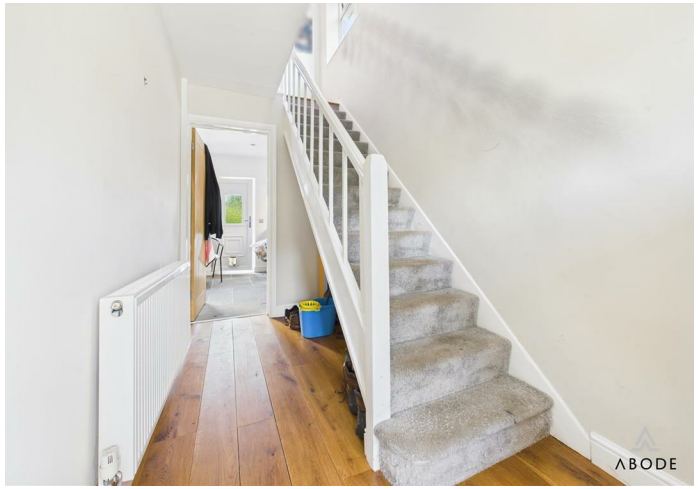





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AML Disclaimer -

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



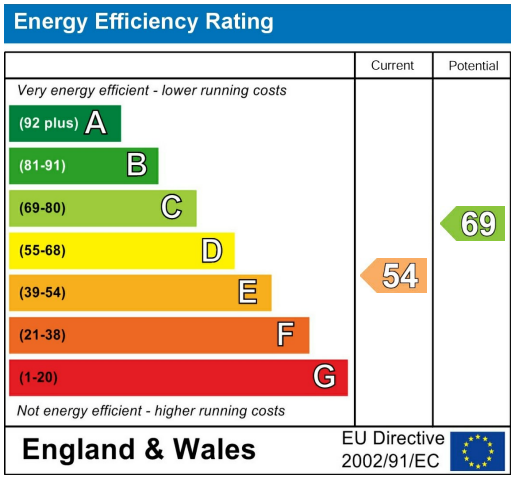


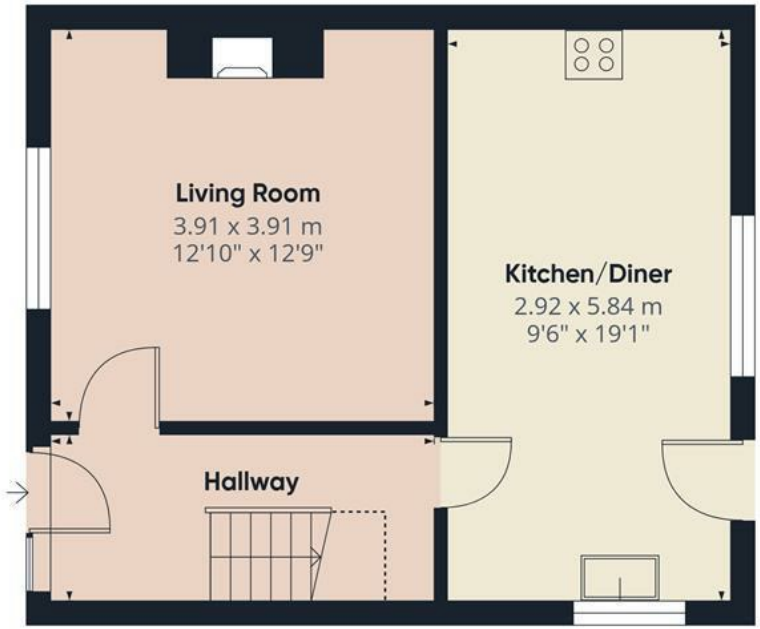




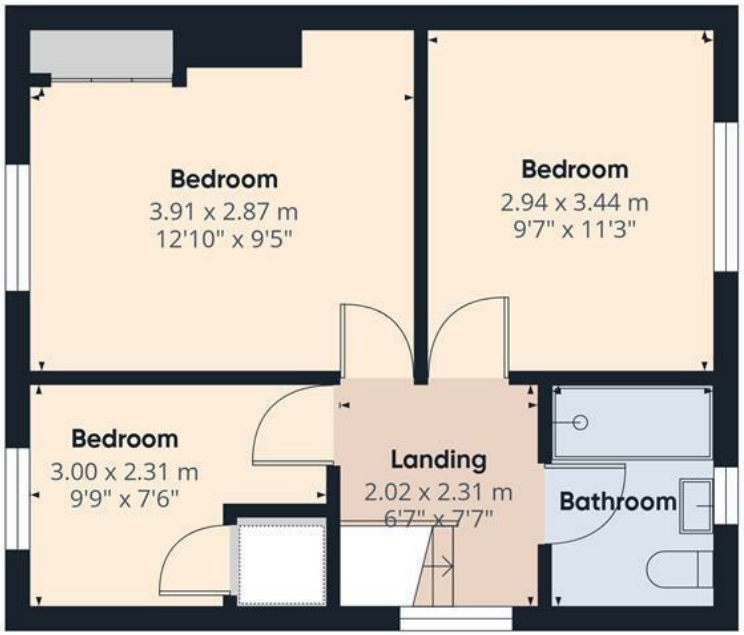





Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
54
69
England & Wales
EU Directive 2002/91/EC



Floor 0



Floor 1

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Approximate total area(1)

76.7 m²

827 ft²

Reduced headroom

1.2 m²

13 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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