ABODE
SALES & LETTINGS

Curlew Close, Uttoxeter, Staffordshire, ST14 8TR

£176,400

https://www.abodemidlands.co.uk

An excellent opportunity for first-time buyers, this well-presented two-bedroom home is offered to the market with no onward chain and vacant possession, making it an ideal choice for those looking to take their first step onto the property ladder.

The property is entered via a welcoming hallway, which leads into a comfortable and inviting lounge featuring panelled flooring, a focal-point electric fireplace and useful under-stairs storage. The well-appointed kitchen is positioned to the rear of the property and benefits from a range of matching wall and base units, integrated appliances, ample preparation space and direct access to the rear garden.

To the first floor are two well-proportioned bedrooms, with the principal bedroom overlooking the rear garden and the second bedroom enjoying a front-facing aspect. The accommodation is completed by a family bathroom and useful additional storage, including an airing cupboard housing the central heating boiler.

Outside, the property benefits from a lovely rear garden, providing a great space for relaxing, entertaining and enjoying outdoor living. To the front is a long tandem driveway, offering excellent off-road parking and adding further practicality to the property.

With its comfortable accommodation, useful outdoor space, generous driveway and highly desirable combination of no onward chain and vacant possession, this property represents a fantastic opportunity for a first-time buyer seeking a home that is ready to move into and enjoy.

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Hallway
Welcoming entrance hallway with panelled flooring, central heating radiator and staircase rising to the first-floor landing. Further features include the electrical consumer unit and a UPVC double-glazed front entrance door. An internal door leads through to the lounge.

Lounge
Well-proportioned lounge with panelled flooring, a glazed window overlooking the front elevation and central heating radiator. A focal-point electric fireplace creates a pleasant feature, while telephone points and useful under-stairs storage provide practical touches. An internal door leads through to the kitchen.

Kitchen
Well-appointed kitchen with a UPVC double-glazed window overlooking the rear elevation and a UPVC double-glazed frosted door providing access to the rear garden. The kitchen comprises a range of matching base and eye-level units and drawers, complemented by drop-edge preparation work surfaces.

Integrated appliances include a ceramic sink and drainer with mixer tap, oven/grill, four-ring gas hob with stainless-steel extractor hood, fridge and freezer. There is also plumbing and space for freestanding under-counter appliances, a central heating radiator and ceiling spotlights.

Landing
First-floor landing with access to the loft via a hatch, incorporating a smoke alarm and thermostat. Internal doors lead to the bedrooms and family bathroom.

Bedroom One
Bright double bedroom with a glazed window overlooking the rear elevation, central heating radiator and TV aerial point.

Bedroom Two
Further bedroom with a glazed window overlooking the front elevation and central heating radiator. Useful over-stairs storage cupboard and additional airing cupboard housing the central heating gas boiler.

Bathroom
Family bathroom comprising a three-piece suite with low-level WC, wash hand basin with mixer tap and panelled bath with electric shower over and glazed shower screen. Complementary wall tiling, chrome heated towel radiator and extractor fan complete the room.

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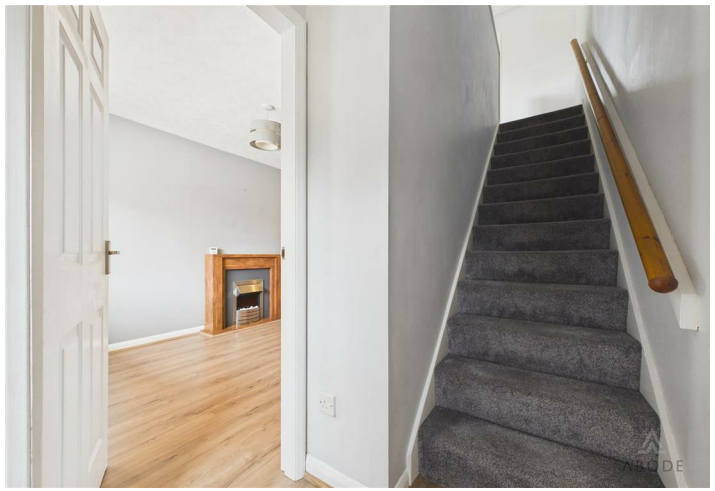
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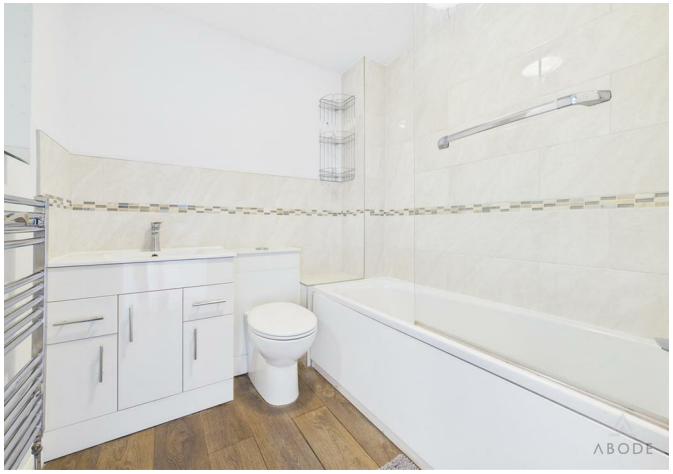

AML Disclaimer -

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

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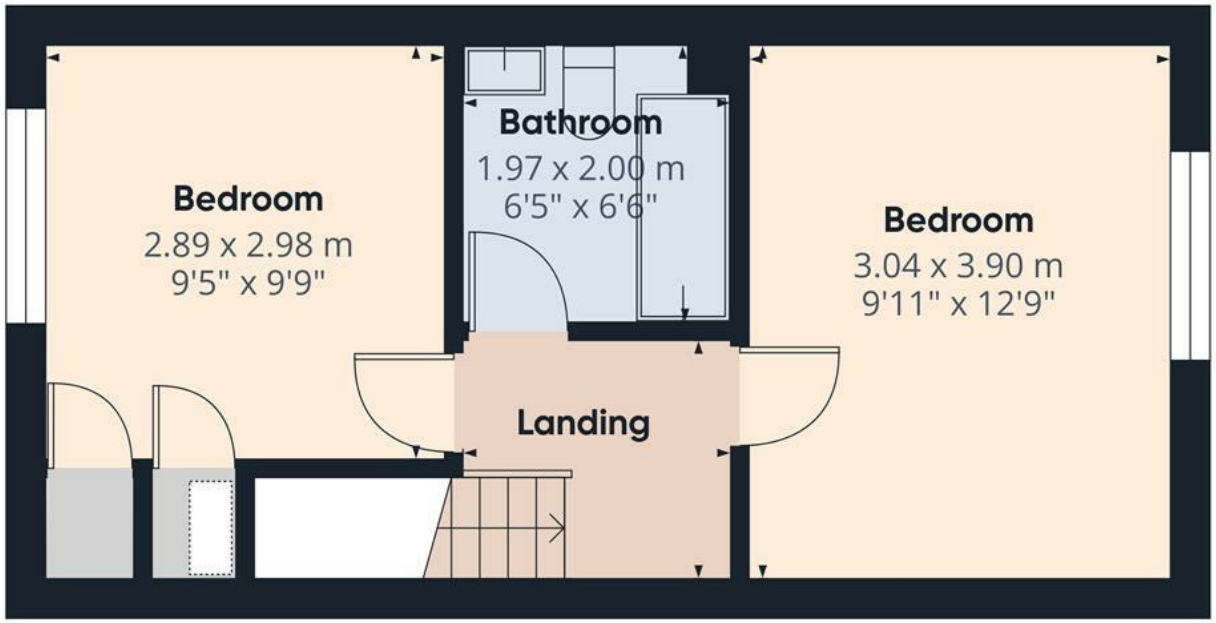
Floor 0



Floor 1

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Approximate total area(1)

60.1 m²

646 ft²

Reduced headroom

0.3 m²

3 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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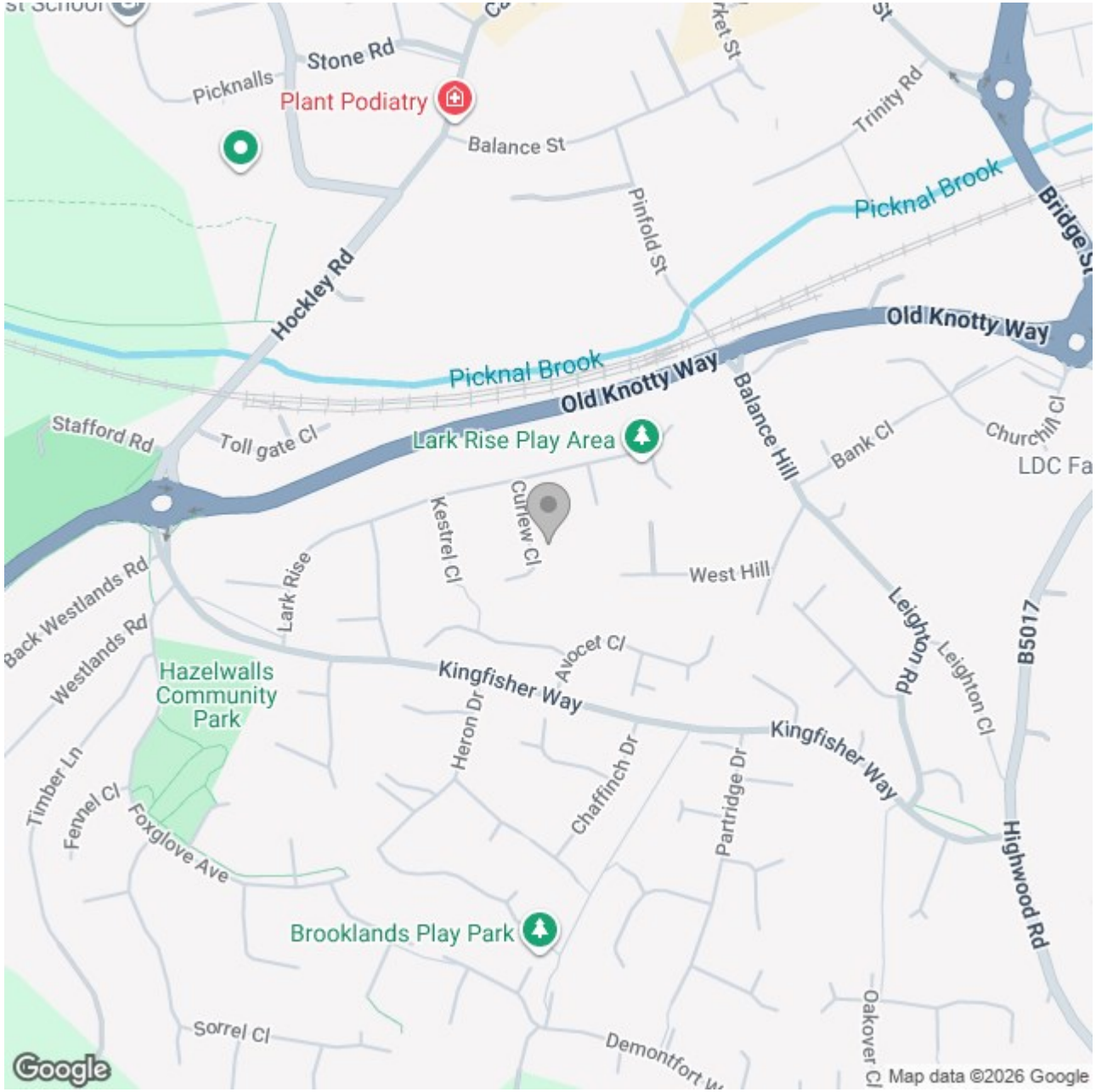

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(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.