ABODE
SALES & LETTINGS

Shirley Drive, Alton, STI0 4BB

£470,000



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This well-presented link-detached family home occupies a generous plot in a highly sought-after location, and has been lovingly maintained by the current owners. Offering spacious and versatile accommodation throughout, the property provides exciting potential for a purchaser to modernise, if desired, or reconfigure to suit their individual needs, subject to any necessary consents.

Situated in the popular village of Alton, the property enjoys a convenient position within easy reach of a range of local amenities, a well-regarded primary school and the renowned Alton Towers Resort. Surrounded by beautiful Staffordshire countryside, Alton offers an abundance of scenic walks while remaining well connected to the nearby market towns of Cheadle and Uttoxeter.

Externally, the property sits within a substantial plot, benefiting from ample off-road parking, a large rear garden and a double garage, making it an ideal choice for growing families.

The accommodation briefly comprises;- an entrance porch, welcoming entrance hallway, spacious living room, separate dining room, guest WC, kitchen, utility room, side porch and internal access to the double garage. To the first floor, there are four well-proportioned bedrooms and a family bathroom.

Offering generous living space, an excellent plot and outstanding potential in a desirable village setting, this fantastic family home is sure to appeal to a wide range of buyers. Early viewing is highly recommended.

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Entrance Porch
uPVC double glazed entrance door leading in from the front elevation, uPVC double glazed window to the front elevation, and internal door providing access to the entrance hall.

Entrance Hallway
Door leading in from the porch, stairs leading to the first floor accommodation, and understairs storage cupboard.

Living Room
uPVC double glazed window to the front elevation, central heating radiator, and gas feature fireplace.

Dining Room
uPVC double glazed window to the rear elevation and central heating radiator.

WC
Fitted with a WC and wash hand basin with tiled splashback, central heating radiator, and uPVC double glazed window to the rear elevation.

Kitchen Diner
Fitted with a range of wall and base units with complementary worktops incorporating an inset stainless steel sink with drainer. Partially tiled walls, space and plumbing for a cooker, dishwasher, and fridge freezer, shelving, pantry cupboard, and central heating radiator. uPVC double glazed window to the rear elevation and ample space for a dining table and chairs.

Utility Room
Fitted with a base-level unit with complementary worktop incorporating an inset stainless steel sink with drainer. Space and plumbing for a washing machine and tumble dryer, housing the boiler, storage cupboard, and a uPVC double glazed window to the rear elevation.

Side Porch
uPVC double glazed door providing access to the rear garden and internal door leading into the garage.

Landing
uPVC double glazed window to the front elevation, central heating radiator, and storage cupboard.

Master Bedroom
uPVC double glazed window to the front elevation and central heating radiator.

Bedroom Two
uPVC double glazed window to the rear elevation overlooking the garden and central heating radiator.



Bedroom Three
uPVC double glazed window to the front elevation, central heating radiator, and built-in wardrobes.

Bedroom Four
uPVC double glazed window to the rear elevation overlooking the garden, central heating radiator, and built-in wardrobes.

Bathroom
Four-piece suite comprising WC, wash hand basin, bath with handheld shower attachment, and separate shower cubicle. Tiled walls, heated towel radiator, eye-level storage cabinets, and uPVC double glazed window to the rear elevation.

Double Garage
Up and over doors to the front, internal personal door connecting the two. Power and lighting, access into the side porch.



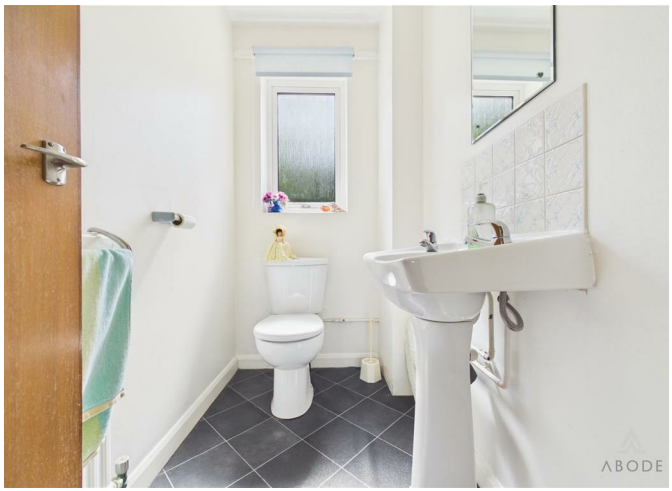


















Garden

To the front, the driveway offers ample off road parking and access to the garages. The front garden is mainly laid to lawn, with hedging, shrubs and trees. To the rear, the garden offers a patio area ideal for entertaining, with a generous lawned area, hedging and trees.

AML Disclaimer - Cheadle Office

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.

PIF Disclaimer - Cheadle Office

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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Floor 0



Floor 1



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Approximate total area(1)

167.1 m²

1800 ft²

Reduced headroom

0.5 m²

6 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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Floor 0

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Approximate total area(1)

101.3 m²

1090 ft²

Reduced headroom

0.5 m²

6 ft²

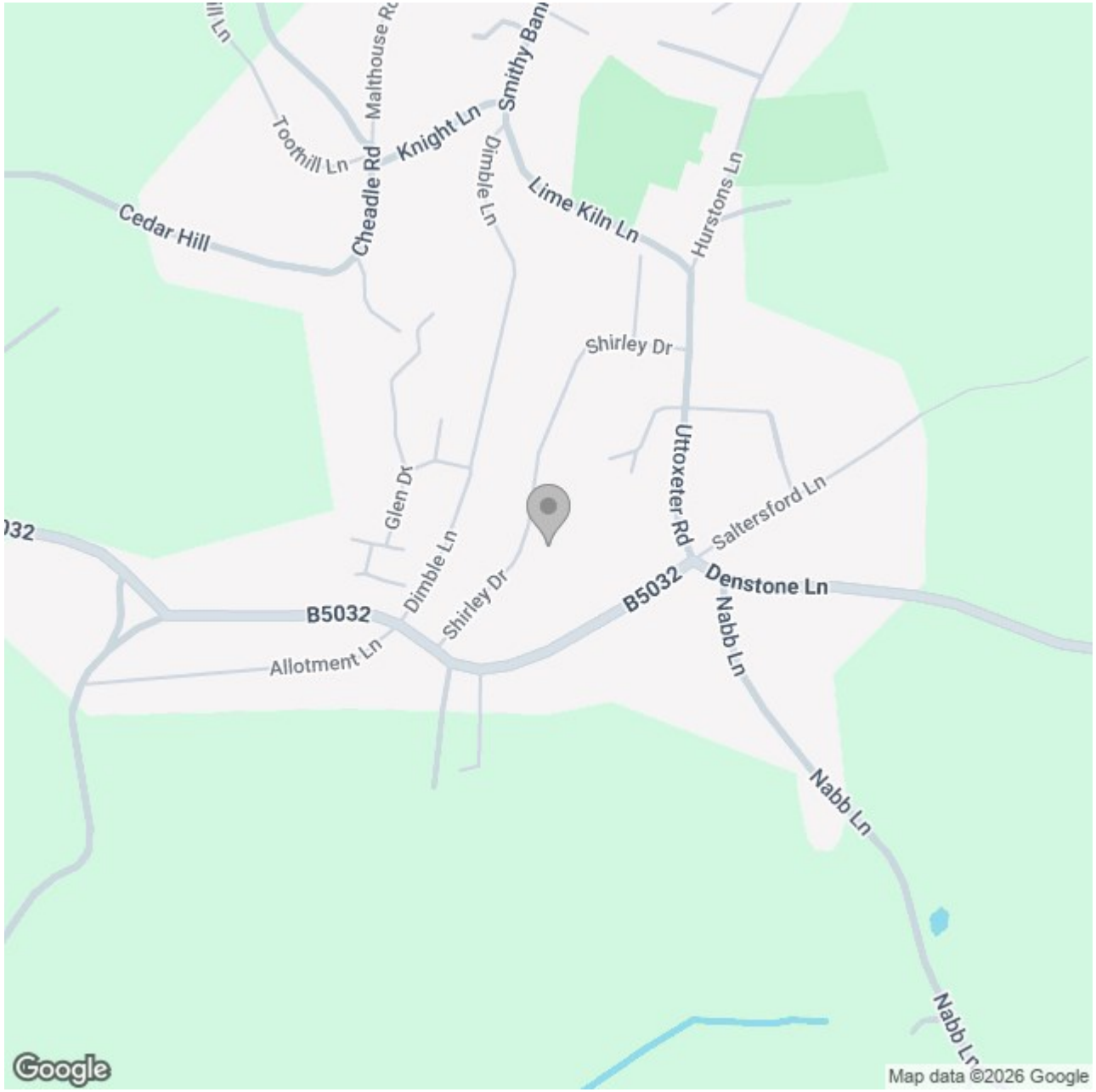
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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