ABODE
SALES & LETTINGS

Charlestown Grove, ST3 7WL

£180,000

https://www.abodemidlands.co.uk

This delightful three-bedroom family home is well presented throughout and offers comfortable, modern living in a highly sought-after location. The property benefits from a low-maintenance, enclosed rear garden- ideal for entertaining, as well as off-road parking for two vehicles.

Situated on the popular Meir Park development, the home is perfectly positioned for easy access to a range of local shops, schools, and everyday amenities, along with excellent commuter links via the A50.

Additional benefits include gas central heating and uPVC double glazing throughout.

The accommodation briefly comprises;- an entrance hallway, WC, living room, and a spacious kitchen/diner to the ground floor. To the first floor, there are three well-proportioned bedrooms and a family bathroom.

This property would suit a wide range of buyers, including first-time purchasers, growing families, or those looking to downsize. Early viewing is highly recommended.

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Entrance Hallway
UPVC double glazed door leading in from the front, central heating radiator and stairs leading up to the first floor.

WC
WC and wash hand basin with storage cupboard below, central heating radiator and UPVC double glazed window to the front elevation.

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

Kitchen Diner
Base and eye level units with complimentary worktops, one and a half bowl sink with draining board, integrated cooker and hob with extractor hood above. Space and plumbing for a washing machine and fridge freezer, tiled flooring and partially tiled walls, UPVC double glazed window to the rear elevation and patio doors leading out into the garden, central heating radiator, under stairs storage cupboard and ample space for a dining table and chairs.

Landing
Loft access.

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

Bedroom
UPVC double glazed window to the rear elevation, central heating radiator and built in wardrobes.

Bedroom
UPVC double glazed window to the front elevation, central heating radiator and airing cupboard.

Bathroom
White suite comprising;- WC, wash hand basin with storage cupboard below, corner shower cubicle and large jacuzzi bath. Tiled flooring and partially tiled walls, spot lighting, radiator and UPVC double glazed window to the rear elevation.

Outside

To the front, the driveway provides off road parking for two vehicles. To the rear, the garden is enclosed and low maintenance, laid to patio ideal for relaxing or entertaining.

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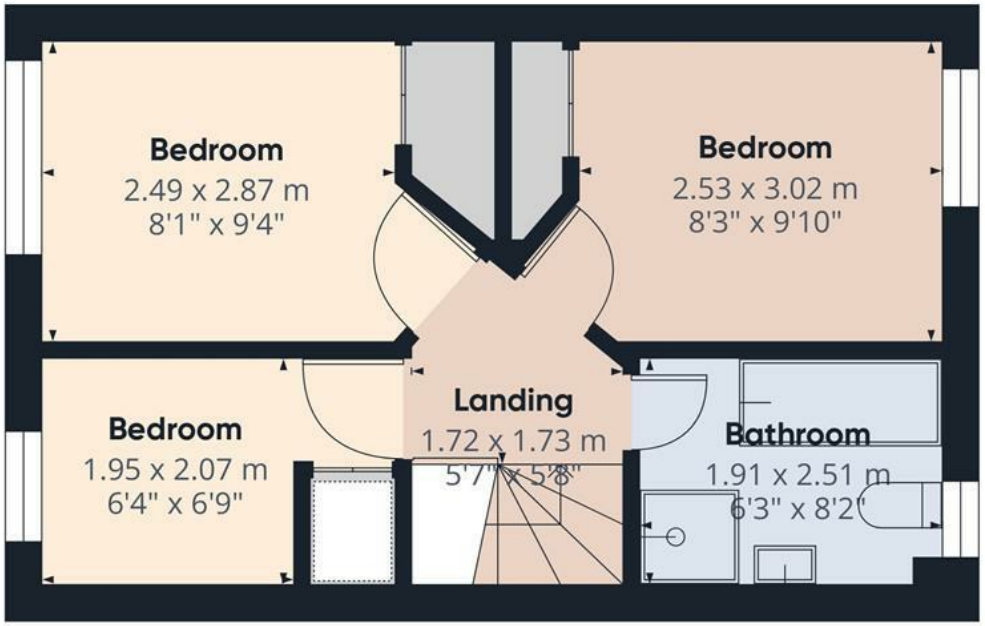
Floor 0



Floor 1

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Approximate total area(1)

63.3 m²

683 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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Approximate total area(1)

34.3 m²

369 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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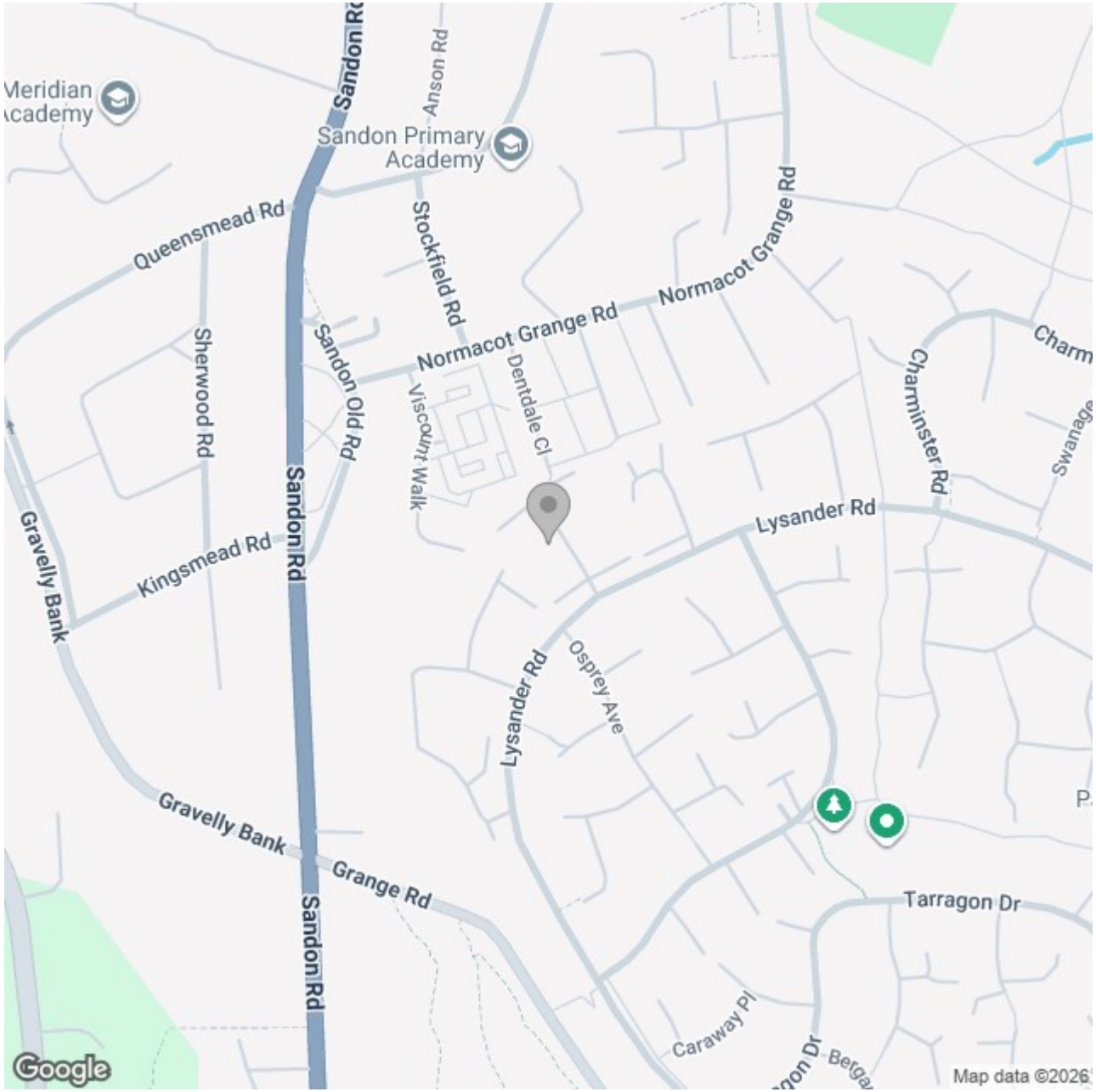
N E S W

Floor 0



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(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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