ABODE
SALES & LETTINGS

Woods Lane, Stapenhill, Staffordshire, DE15 9DB

Offers Over £270,000

https://www.abodemidlands.co.uk

**** WELL PROPORTIONED FAMILY HOME WITH A SOUTH FACING GARDEN **** Offered for sale with no upward chain and in brief offers a hallway with guest cloakroom, fitted kitchen, lounge and a dining room. The first floor offers three bedrooms, en suite shower room and a bathroom. Enclosed rear garden, drive and a single garage.

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HALL
Entrance door into the hall with stairs to the first floor, useful under stairs storage area, radiator and doors to -

CLOAKROOM
Low flush wc, wash hand basin and a radiator.

LOUNGE
Feature fireplace with electric fire. two upvc double glazed windows to the rear, radiator and a door to -

DINING ROOM
Upvc double glazed doors onto the garden and a radiator.

KITCHEN
Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Integrated washing machine, dishwasher and fridge freezer, fitted oven and hob with extractor, upvc double glazed window to the front and a door to the side.

FIRST FLOOR LANDING
Airing cupboard, loft access and doors to -

BEDROOM 1
Fitted wardrobes, two upvc double glazed windows to the rear and a radiator.

EN SUITE
Enclosed shower, low flush wc, wash hand basin, radiator and a upvc double glazed window.

BEDROOM 2
Fitted wardrobes, upvc double glazed windows to the rear and a radiator.

BEDROOM 3
Storage cupboard, upvc double glazed windows to the rear and a radiator.

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

OUTSIDE
Front lawn and a drive leading to a single garage. Side gated access to the enclosed rear garden with a lawn patio.

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AML Disclaimer - Burton 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.

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 - Burton 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

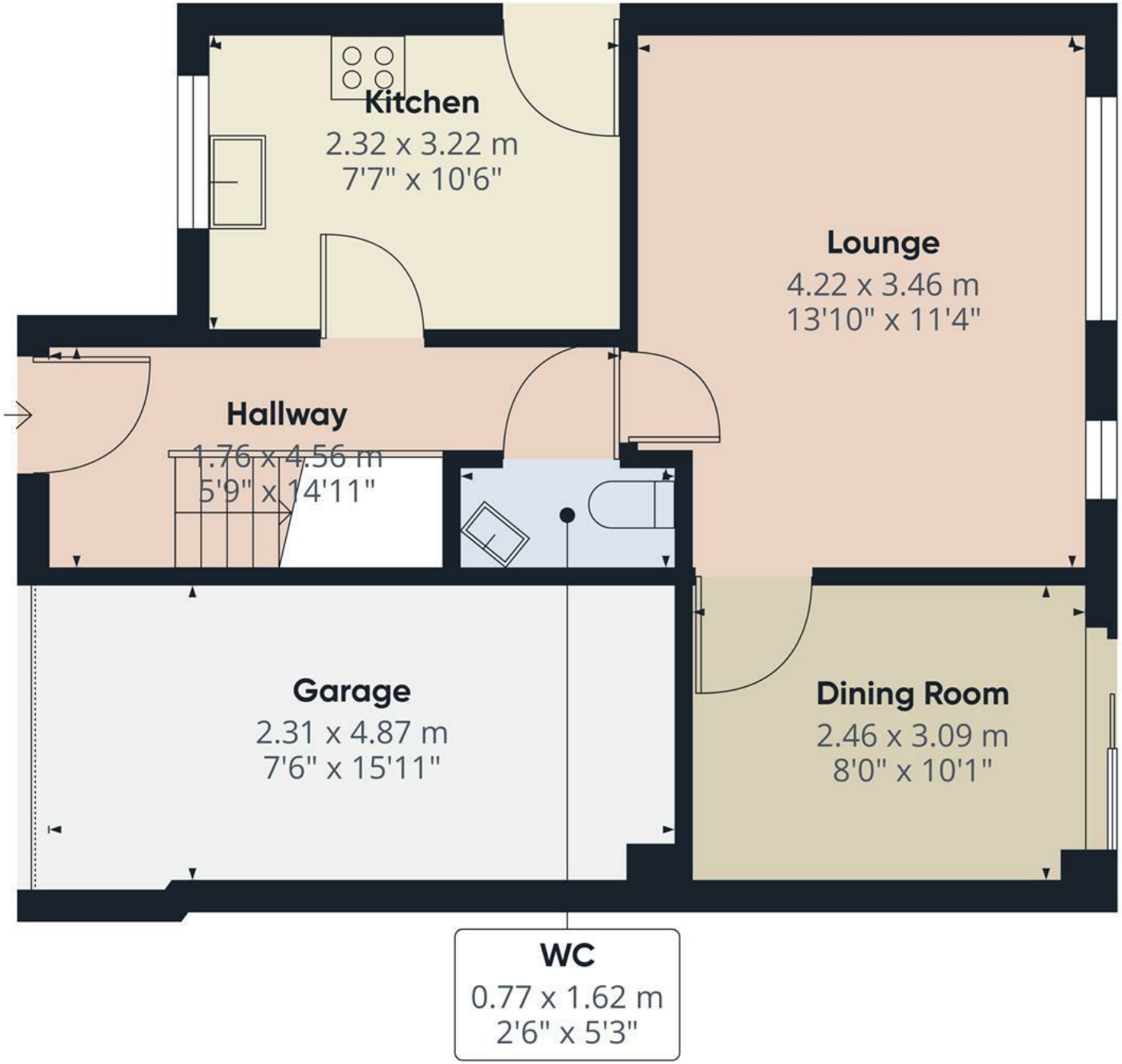
Only fixtures, fittings and contents expressly agreed as part of the sale are included.

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.



Floor 0

ABODE

Approximate total area(1)

49.8 m²

536 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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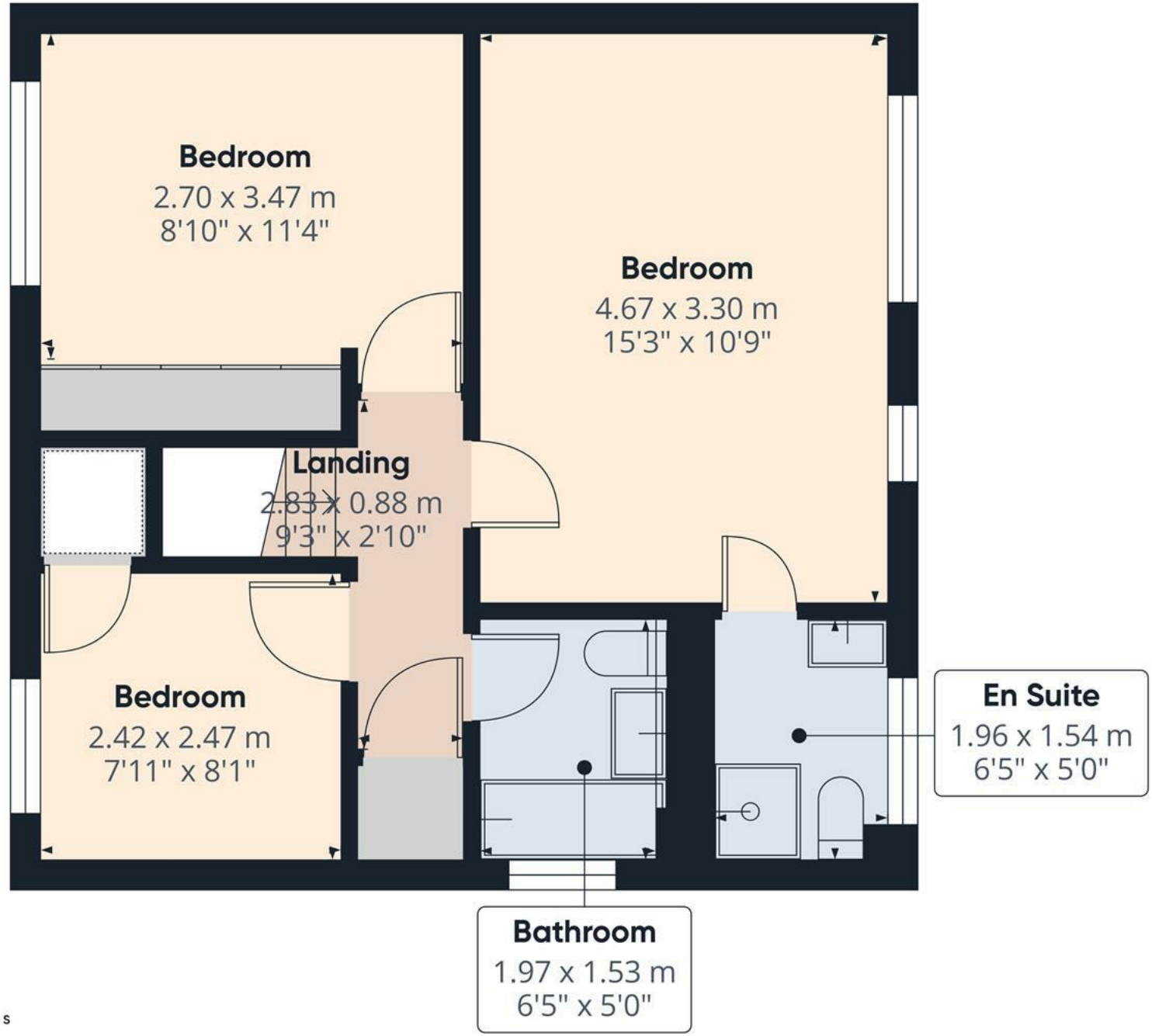

Floor 1

ABODE

Approximate total area(1)

42 m²

452 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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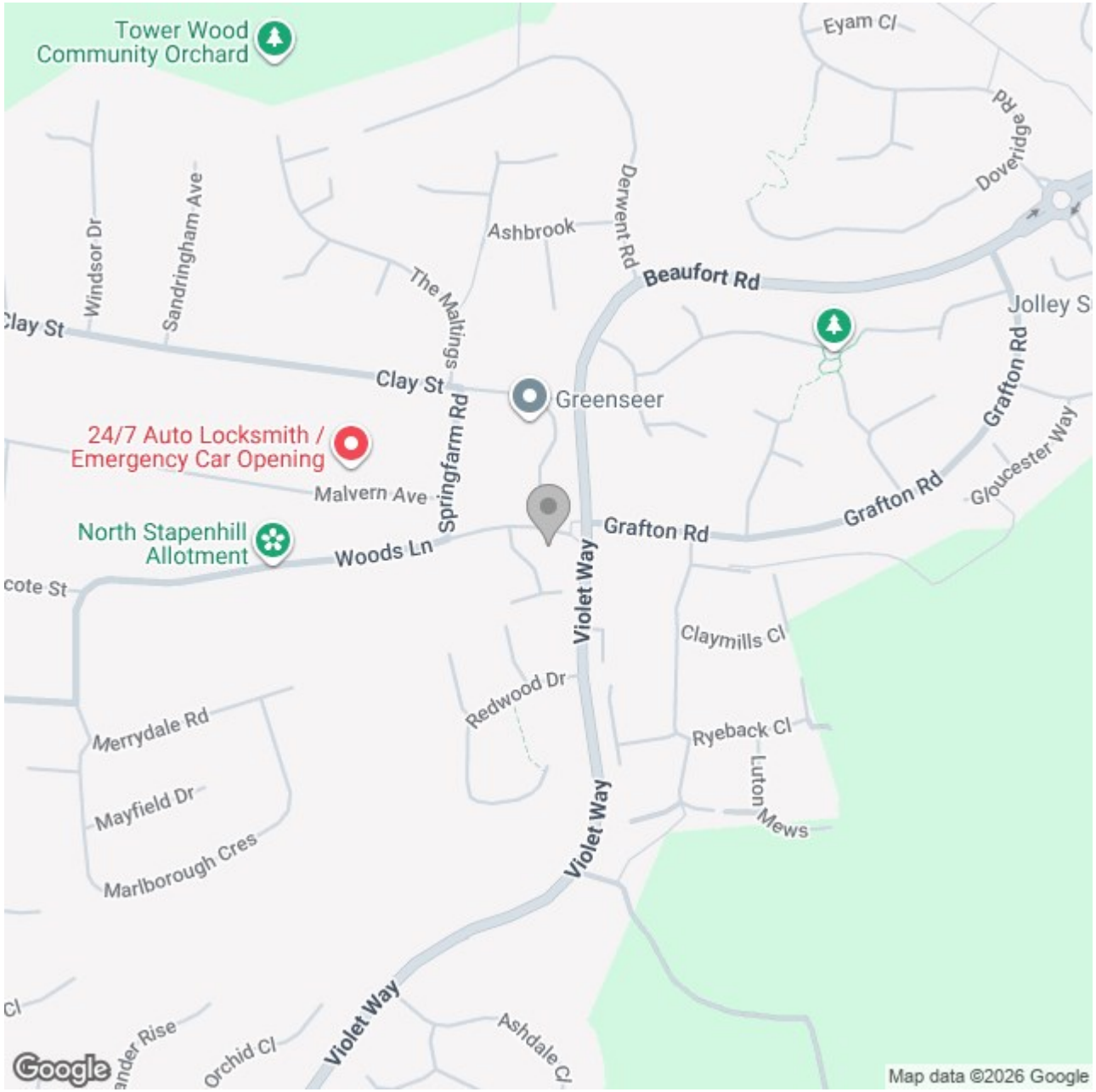

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.