





Set on Kitling Greaves Lane, this three-bedroom semi-detached home offers a flexible layout with several places to relax and dine. A separate living room sits alongside a kitchen diner that incorporates a seating area, while a conservatory opens onto the rear garden. Upstairs are three bedrooms and a family bathroom. Outside, a driveway provides parking, and the rear garden has a paved seating area framed by established planting.



Accommodation

Ground Floor

The entrance hall leads into a separate living room with a front-facing window and a fireplace that forms a focal point for the room. The kitchen diner brings cooking, dining and everyday seating together in one space. It has fitted units, an island, a hob and ovens, with room for both a dining table and sofas. A ground-floor WC is accessed from this area. Beyond the kitchen diner, the conservatory provides another place to sit or dine, with views of the garden and doors opening directly outside.

First Floor

The first-floor landing leads to three bedrooms and the family bathroom. The main bedroom and second bedroom are both doubles, with a further third bedroom a single. The bathroom has a bath with an overhead shower, a wash basin with storage beneath and a WC.

Outside

To the front is a block paved driveway providing parking facility. The rear garden combines a paved seating area with borders of shrubs and trees. Fencing runs along the sides, and the conservatory doors provide a direct connection between the house and the garden.

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.

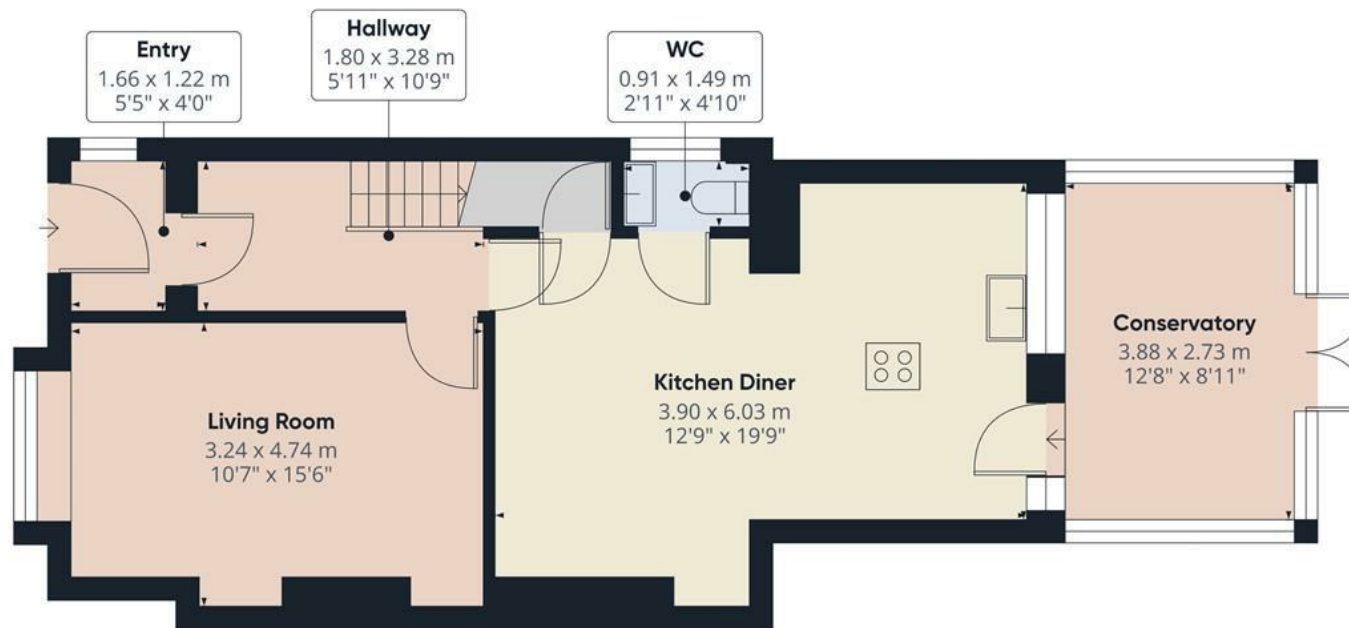
Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.



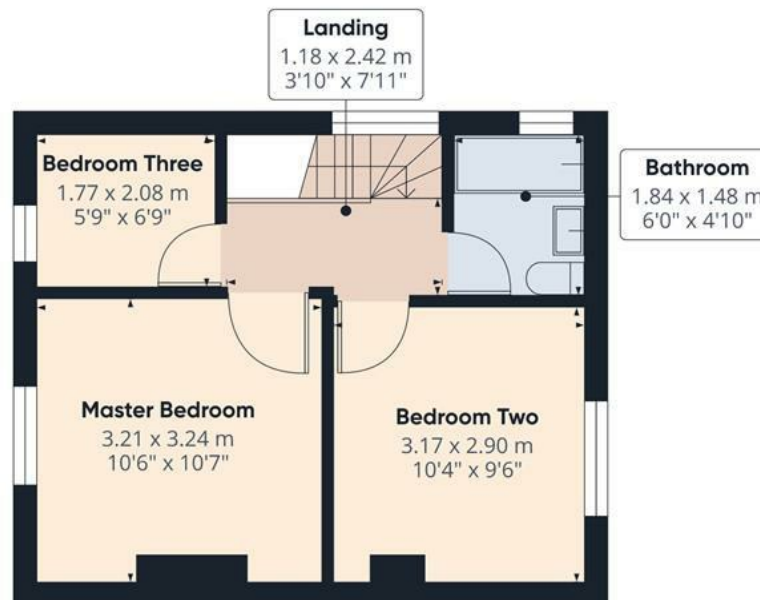








Floor 0



Floor 1



Approximate total area⁽¹⁾

89.7 m²

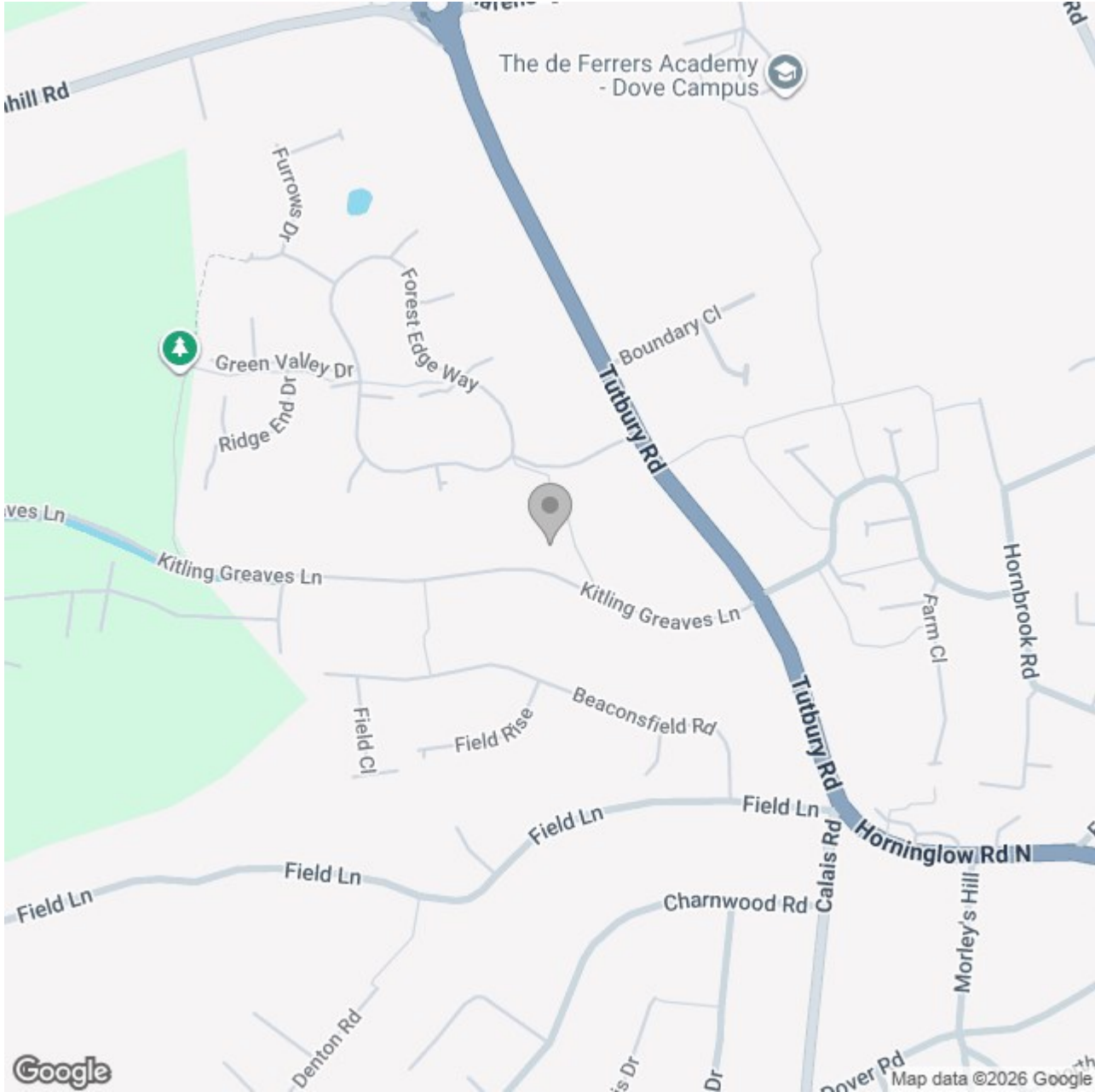
965 ft²

(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.

GIRAFFE360





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		

England & Wales

EU Directive 2002/91/EC