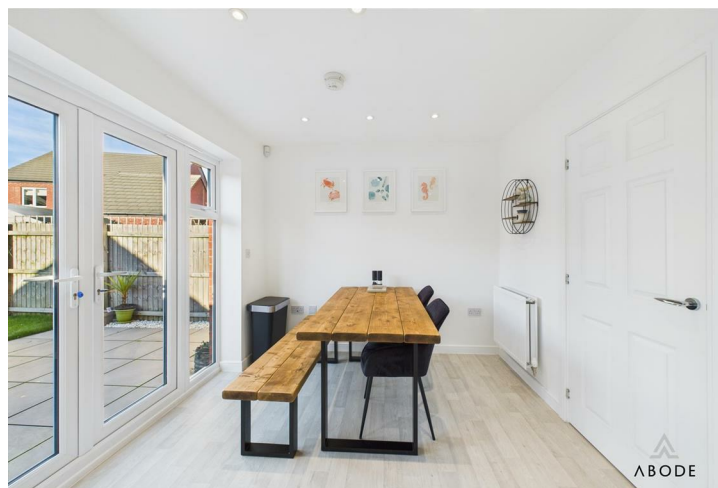






A beautifully presented modern two-bedroom home offering stylish, move-in-ready accommodation with a landscaped rear garden and two off-street parking spaces. Built in recent years and still benefitting from the remaining 5-year NHBC warranty, the property features a spacious living room, a contemporary open-plan kitchen diner with French doors to the garden, two excellent bedrooms, and a modern family bathroom. An ideal purchase for buyers seeking a well-finished home in immaculate condition.



Accommodation

GROUND FLOOR

You enter the property into a bright hallway with modern flooring and doors leading to the WC cloaks, living room and kitchen diner. The WC is fitted with a wash-hand basin, low-level WC, contemporary tiling and stylish décor.

The living room sits to the front elevation, benefitting from a wide double-glazed window providing plenty of natural light. This well-proportioned space offers room for a range of furnishings and includes access to the staircase rising to the first floor.

Across the rear of the home is the impressive open-plan kitchen diner. The kitchen is fitted with sleek white gloss units, contrasting worktops, under-cupboard lighting, an integrated oven and hob, and additional space for appliances. The dining area accommodates a family-sized table, and French doors open directly onto the garden, creating an effortless indoor-outdoor flow ideal for entertaining.

FIRST FLOOR

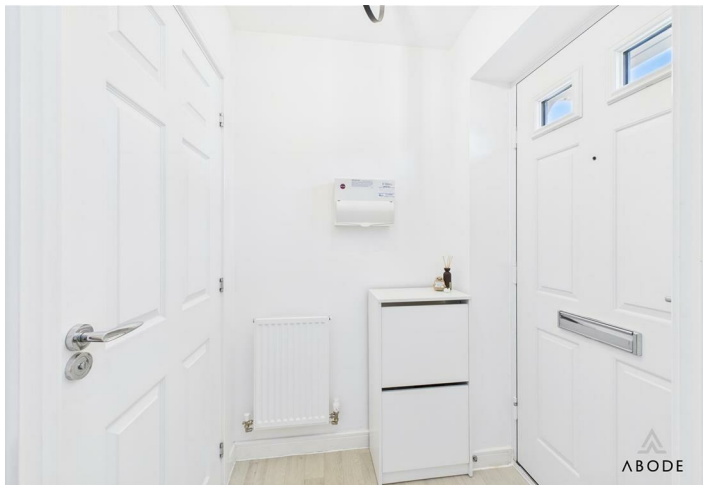
The first-floor landing leads to two superb double bedrooms and the family bathroom. The master bedroom overlooks the rear garden and features built-in mirrored wardrobes, providing excellent storage. Bedroom two is positioned at the front of the home, offering versatility for use as a guest room, dressing room, or home office.

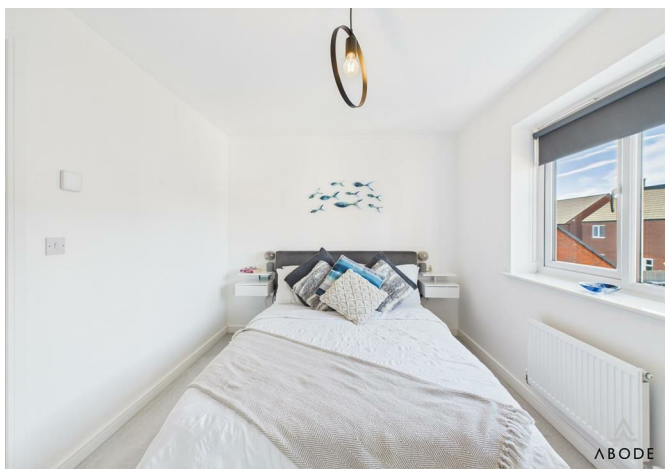
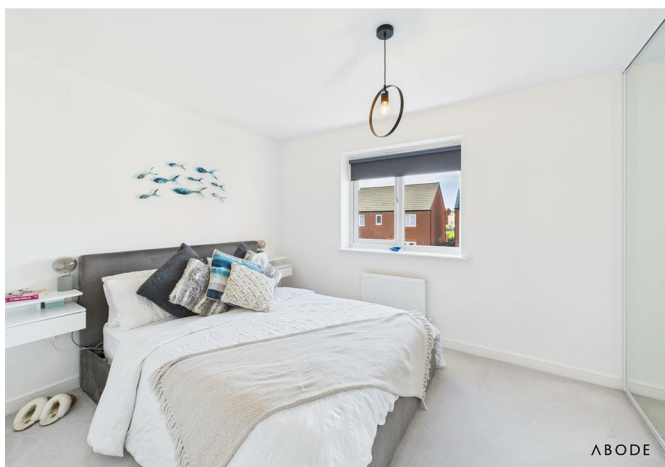
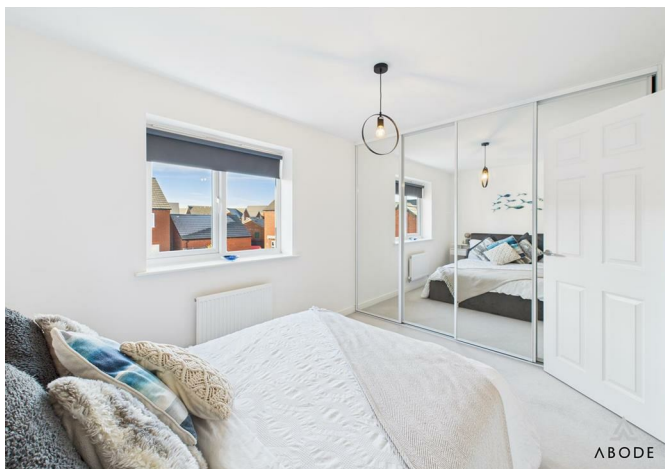
The modern family bathroom is finished to a high standard, comprising a stylish bath with shower over and glass screen, wash-hand basin, low-level WC, modern tiling, a heated towel rail, and recessed lighting.

OUTSIDE

To the front of the property are two off-street parking spaces and a neat lawned area with planted borders. Gated side access leads to the attractive rear garden, which has been thoughtfully landscaped with a spacious patio seating area, lawn, decorative stone edging, and a timber shed. The garden is fully enclosed and designed for low-maintenance enjoyment, offering a private and inviting space for relaxing or entertaining.







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.

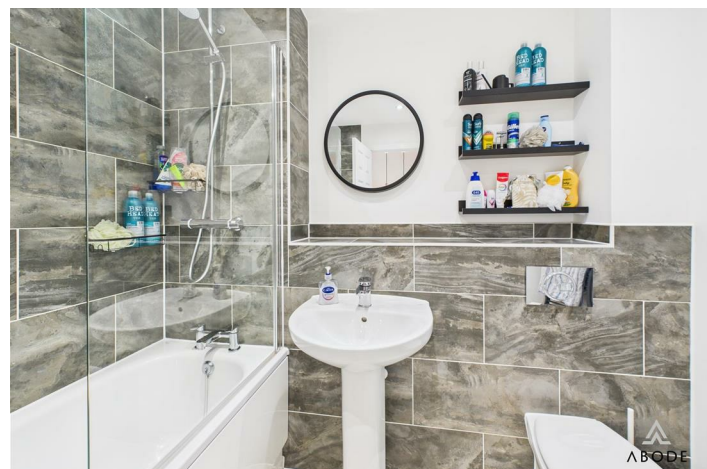
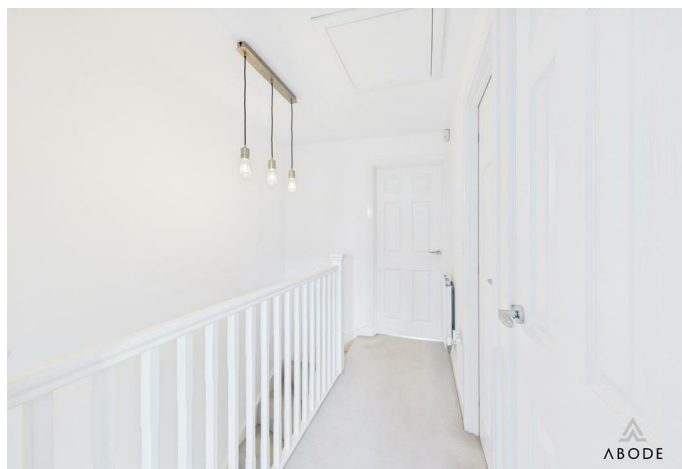
General

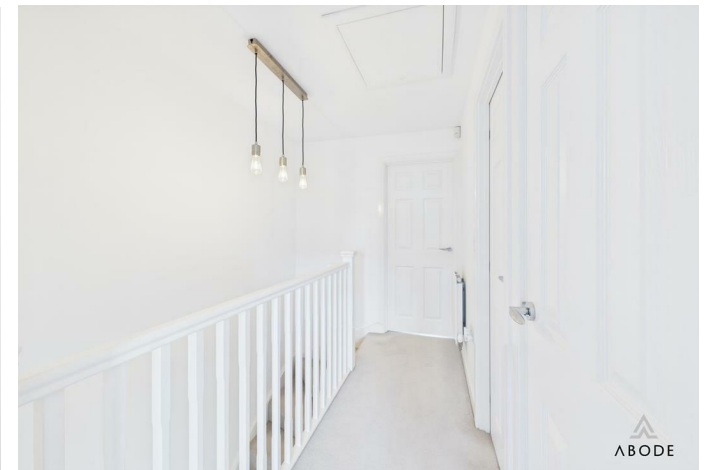
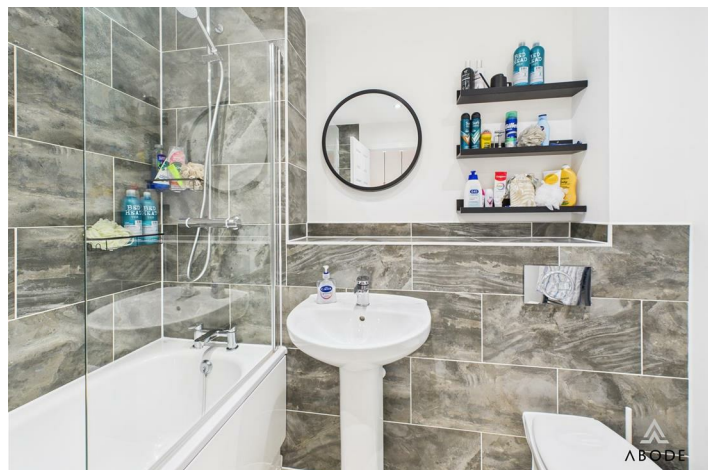
Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

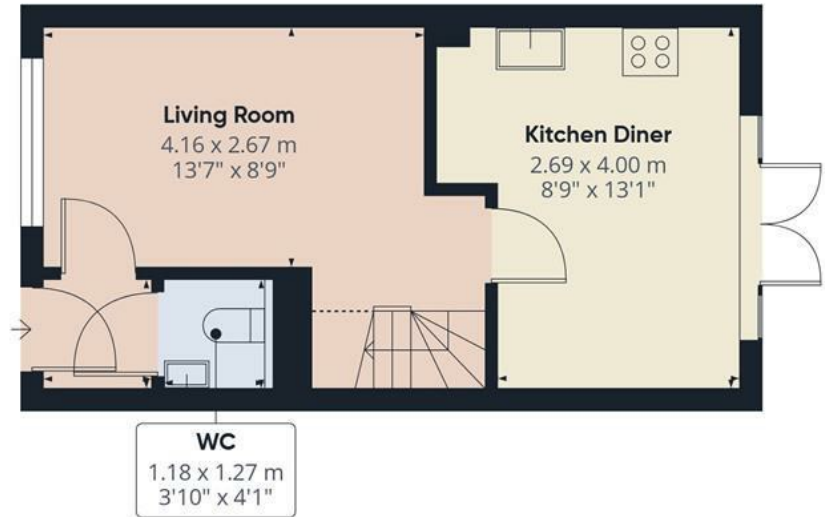
Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.









Approximate total area⁽¹⁾

57.2 m²

614 ft²

Reduced headroom

0.8 m²

9 ft²

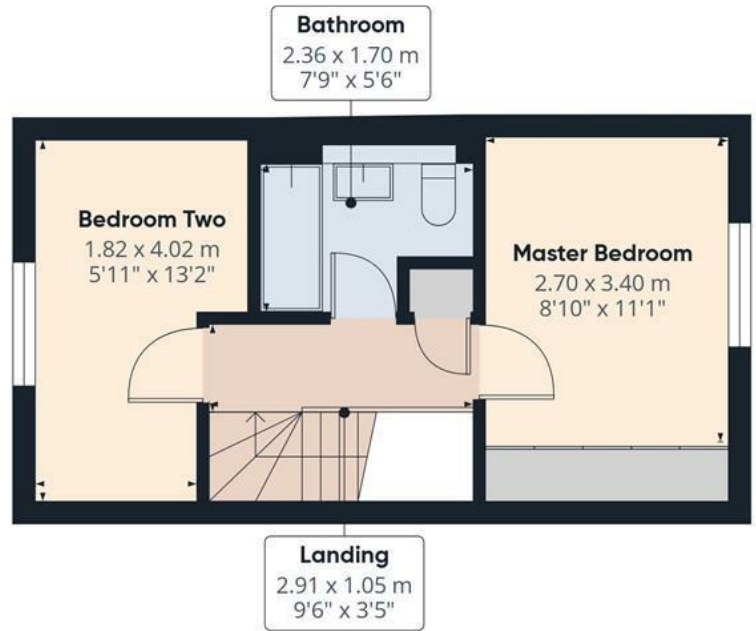
(1) Excluding balconies and terraces

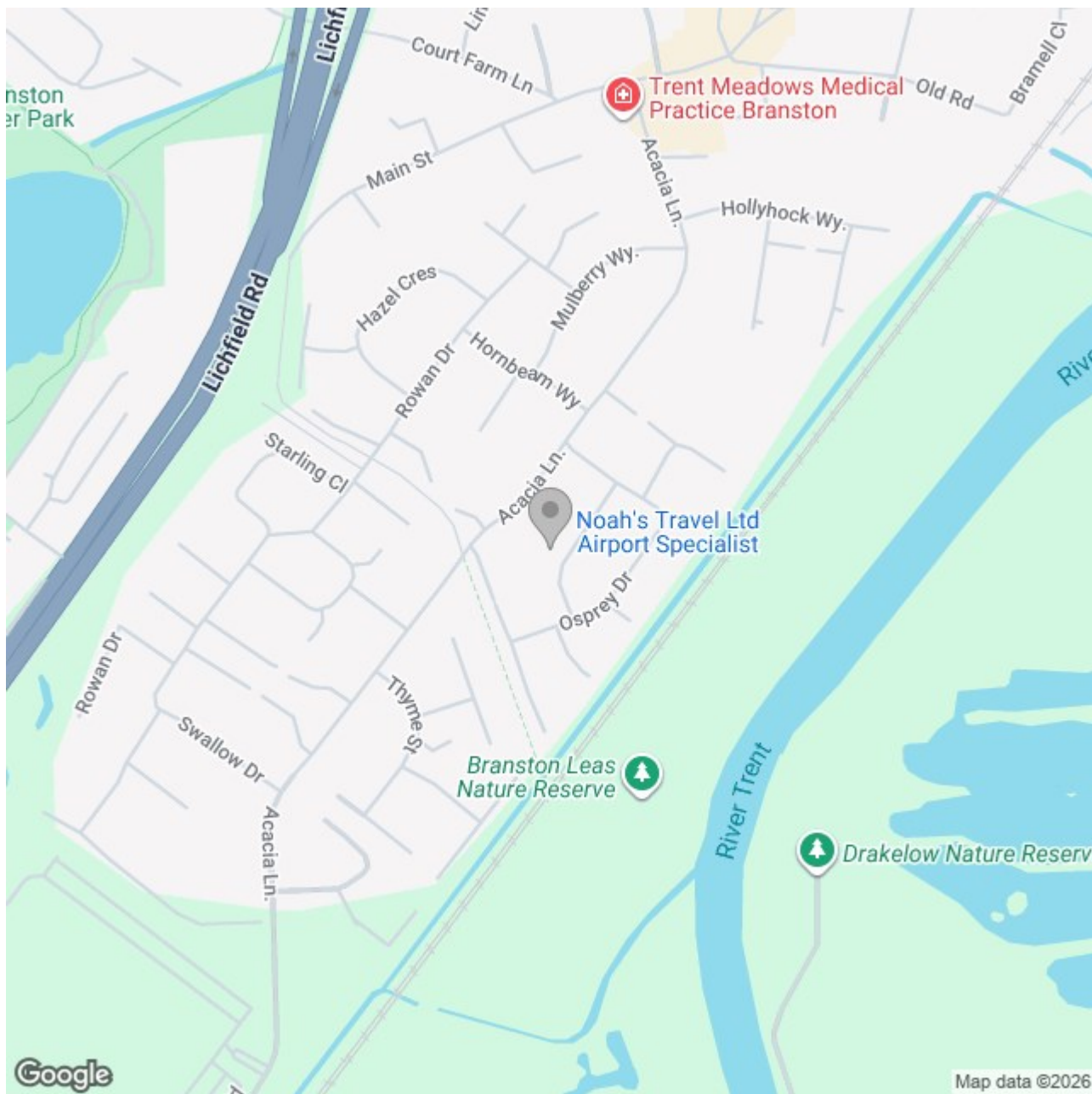
Reduced headroom

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.

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 	