ABODE
SALES & LETTINGS

Shelley Avenue, DE14 2QZ

£170,000

https://www.abodemidlands.co.uk

Abode are delighted to present this well-proportioned three-bedroom home, offering generous living space, ample off-road parking, and an enclosed rear garden-perfect for modern family living.

Ideally located in the popular area of Burton, the property benefits from convenient access to a range of local shops, schools, and amenities, as well as excellent transport and commuter links.

The accommodation briefly comprises an inviting entrance hallway, a spacious living room, a well-appointed kitchen diner, a useful utility area, and a ground floor bathroom. To the first floor, there are three well-sized bedrooms.

Further benefits include double glazing throughout and the addition of solar panels, enhancing the home's energy efficiency.

This versatile property will appeal to a wide range of buyers, including first-time purchasers, growing families, and those looking to downsize. Early viewing is highly recommended to fully appreciate all that this home has to offer.

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

Living Room
UPVC double glazed window to the front elevation, central heating radiator, built in shelving and electric feature fireplace.

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

Utility
Space and plumbing for a washing machine and tumble dryer, storage cupboard and tiled flooring.

Bathroom
WC, wash hand basin with storage cupboard below and double shower cubicle with glass shower screen. Tiled walls, central heating radiator, eye level storage cabinet and double glazed window to the rear elevation.

Landing
Access to all bedrooms.

Bedroom
UPVC double glazed window to the front elevation, central heating radiator and built in wardrobe/ storage cupboard.

Bedroom
UPVC double glazed window to the rear elevation, central heating radiator.

Bedroom
UPVC double glazed window to the rear elevation, central heating radiator and loft access.

Outside

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To the front the driveway provides off road parking for multiple vehicles. To the rear the garden is enclosed and mainly laid to patio, artificial lawn, borders and garden sheds ideal for storage.

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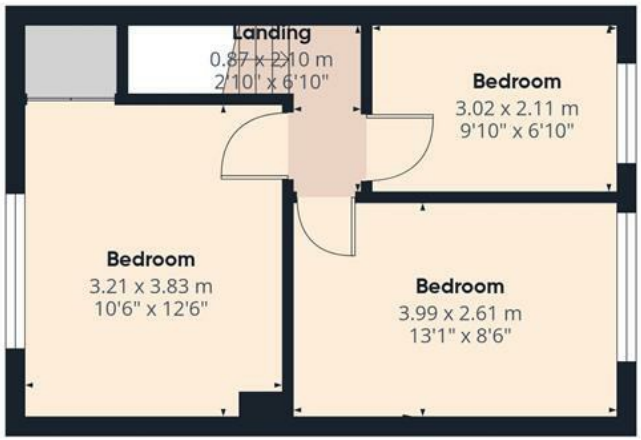
Floor 0



Floor 1

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Approximate total area(1)

79.3 m²

852 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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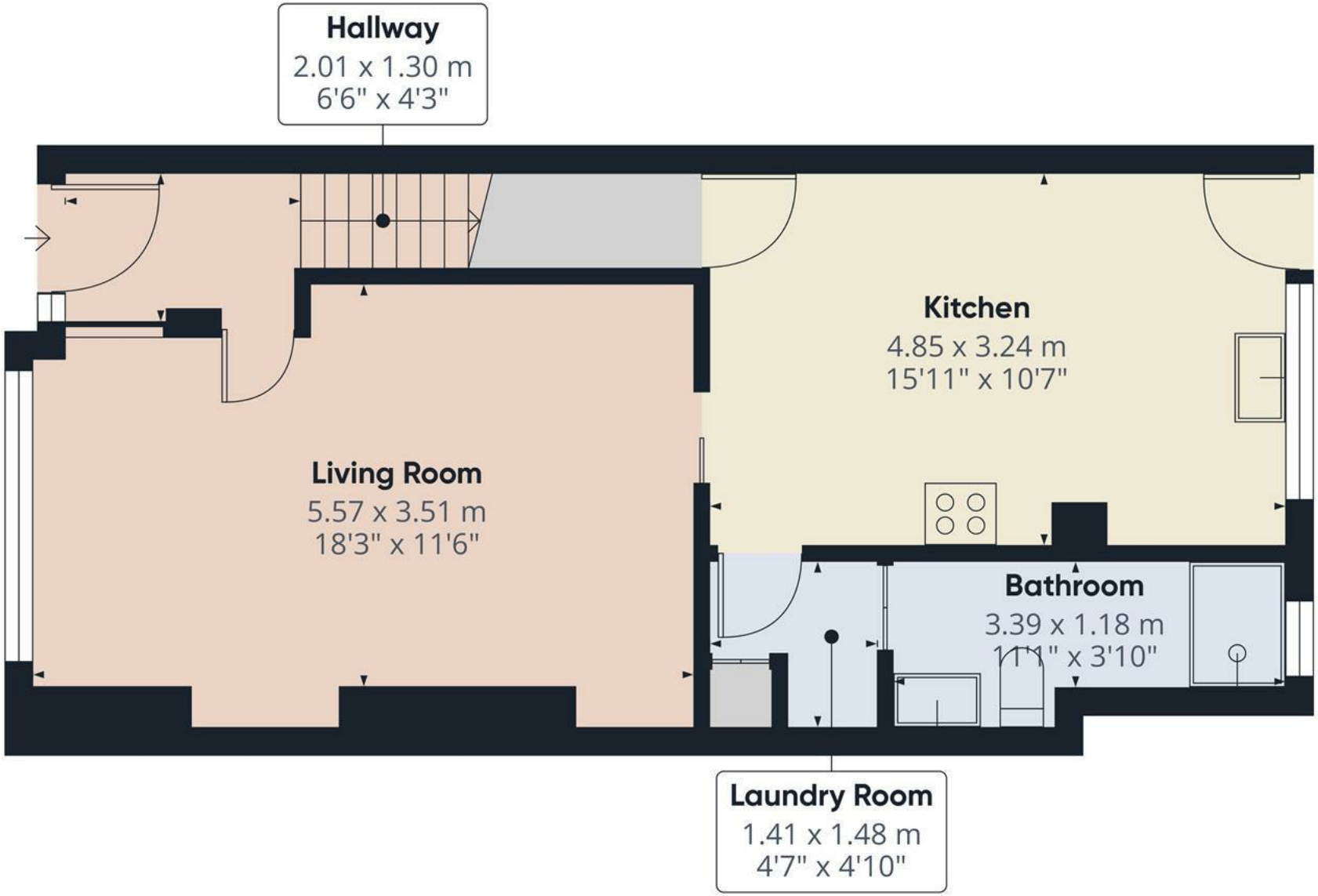

Floor 0

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Approximate total area[1]

47.2 m²

507 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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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

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