ABODE
SALES & LETTINGS

High Street, Rocester, Staffordshire, ST14 5JU

Offers Over £300,000



https://www.abodemidlands.co.uk







A characterful and deceptively spacious four-bedroom home offering versatile accommodation across three floors, together with a good-sized enclosed rear garden and substantial brick-built outbuilding.

The property retains a wealth of original character features, including exposed timber beams, vaulted ceilings, original A-frame roof structures, timber flooring and an attractive feature fireplace. The accommodation comprises an entrance hallway, spacious lounge, versatile lower-ground-floor reception room, impressive dining area, fitted kitchen, conservatory and WC to the ground floor.

To the first floor are two bedrooms and the main landing, while the second floor provides two further bedrooms and a modern three-piece shower room. The property offers excellent flexibility for modern family living, with the additional reception space, conservatory and generous kitchen providing a variety of potential uses.

Externally, there is on-street parking to the front, with the option of an allocated residential parking space available across the road in the JCB Finance car park. We understand from the vendor that this is subject to a nominal peppercorn fee of approximately £1 per annum.

To the rear is an enclosed, good-sized garden with a large brick-built outbuilding, offering further useful storage or potential workspace.

A distinctive and spacious character property offering flexible accommodation, original features and excellent outdoor space. An internal viewing is highly recommended to fully appreciate the size, character and versatility this home has to offer.

ABODE
SALES & LETTINGS

Hallway
Entered via a timber double-glazed front entrance door, the hallway provides access to the staircase rising to the first-floor landing, with internal doors leading to the lounge, kitchen and other ground-floor accommodation.

Lounge
A spacious reception room featuring a UPVC double-glazed window to the front elevation, timber panelled flooring throughout and a central heating radiator. The lounge also provides access to the lower-ground-floor reception/dining area.

Lower Ground Floor Reception
A versatile additional reception room offering a range of potential uses to suit the discerning buyer. Currently utilised as a family storage area, this room could equally be used as a further reception room, playroom or home office. Featuring a central heating radiator and access from the lounge and through to the dining area.

Dining Area
A particularly impressive and characterful space, benefiting from beautiful vaulted ceilings with an original A-frame and exposed timber beams and trusses, showcasing the original character and features of the property.

The room features a UPVC double-glazed window to the side elevation, together with a double-glazed roof window allowing an abundance of natural light to flood the space. A focal point of the room is the attractive decorative fireplace with tiled hearth, exposed brick backing and chimney breast. There is also a central heating radiator and access to the loft space. An open-plan opening provides access through to the kitchen.

Kitchen
The kitchen benefits from two UPVC double-glazed windows to the side and rear elevations and timber panelled flooring throughout.

The kitchen is fitted with a range of matching base and eye-level storage cupboards and drawers, complemented by wood-block work surfaces. The vaulted ceiling incorporates the original exposed A-frame and timber beams, creating a wonderful sense of space while highlighting the character and original features of the property.

A focal point of the kitchen is the five-ring range cooker with oven and grill. There is plumbing and space for freestanding white goods, together with a one-and-a-half-bowl composite sink and drainer with mixer tap.

Additional features include access to the loft via a loft hatch, a central heating radiator and a set of UPVC double-glazed French doors leading to the conservatory.

Conservatory
A bright and versatile addition to the property, featuring UPVC double-glazed windows to the front, side and rear elevations and wood panelled flooring throughout.

The conservatory provides an ideal space for use as a home office, workstation, playroom or additional family living area. There is a set of UPVC double-glazed French doors to the side elevation, together with a rear door providing access to the garden.

Further benefits include a central heating radiator, various power points and a Perspex roof.

W.C.
Featuring a UPVC double-glazed window to the side elevation, low-level WC with continental flush, pedestal wash hand basin and ceiling spotlighting.









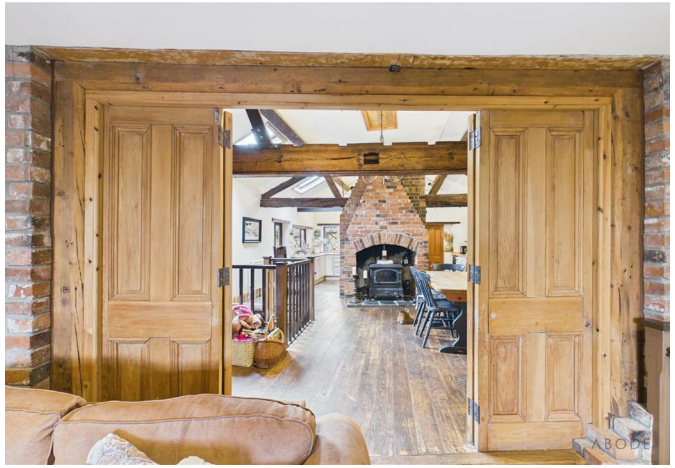














First Floor Landing
The staircase rises to the first-floor landing, which benefits from a useful understairs storage cupboard and a UPVC double-glazed window to the rear elevation.

Further features include ceiling spotlighting, a smoke alarm and internal wood-panelled doors leading to the bedrooms.

Bedroom One
A well-proportioned bedroom featuring a UPVC double-glazed window to the front elevation, central heating radiator, timber panelled flooring throughout and ceiling spotlighting.

Bedroom Two
Featuring a UPVC double-glazed window to the rear elevation and central heating radiator.

Second Floor Landing
The staircase rises to the second-floor landing, which benefits from a smoke alarm, ceiling spotlighting and internal wood-panelled doors leading to the remaining accommodation.

Bedroom Three
Featuring a UPVC double-glazed window to the rear elevation and central heating radiator.

Bedroom Four
Featuring a UPVC double-glazed window to the front elevation, central heating radiator, ceiling spotlighting and access to the loft space via a loft hatch.

Shower Room
A modern three-piece shower room comprising a low-level WC with continental flush, vanity wash hand basin with waterfall mixer tap and tiled splashback, together with a double walk-in shower cubicle fitted with a waterfall showerhead and electric shower.

The room further benefits from wood panelled flooring, a heated towel radiator, ceiling spotlighting and a built-in extractor fan.

AML Disclaimer -
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 - General
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.






Digitally Altered








Digitally Altered


ABODE


ABODE


ABODE















Floor 0



Floor 1





Floor 2



Floor 3

ABODE

Approximate total area(1)

149 m²

1604 ft²

Reduced headroom

2.1 m²

22 ft²

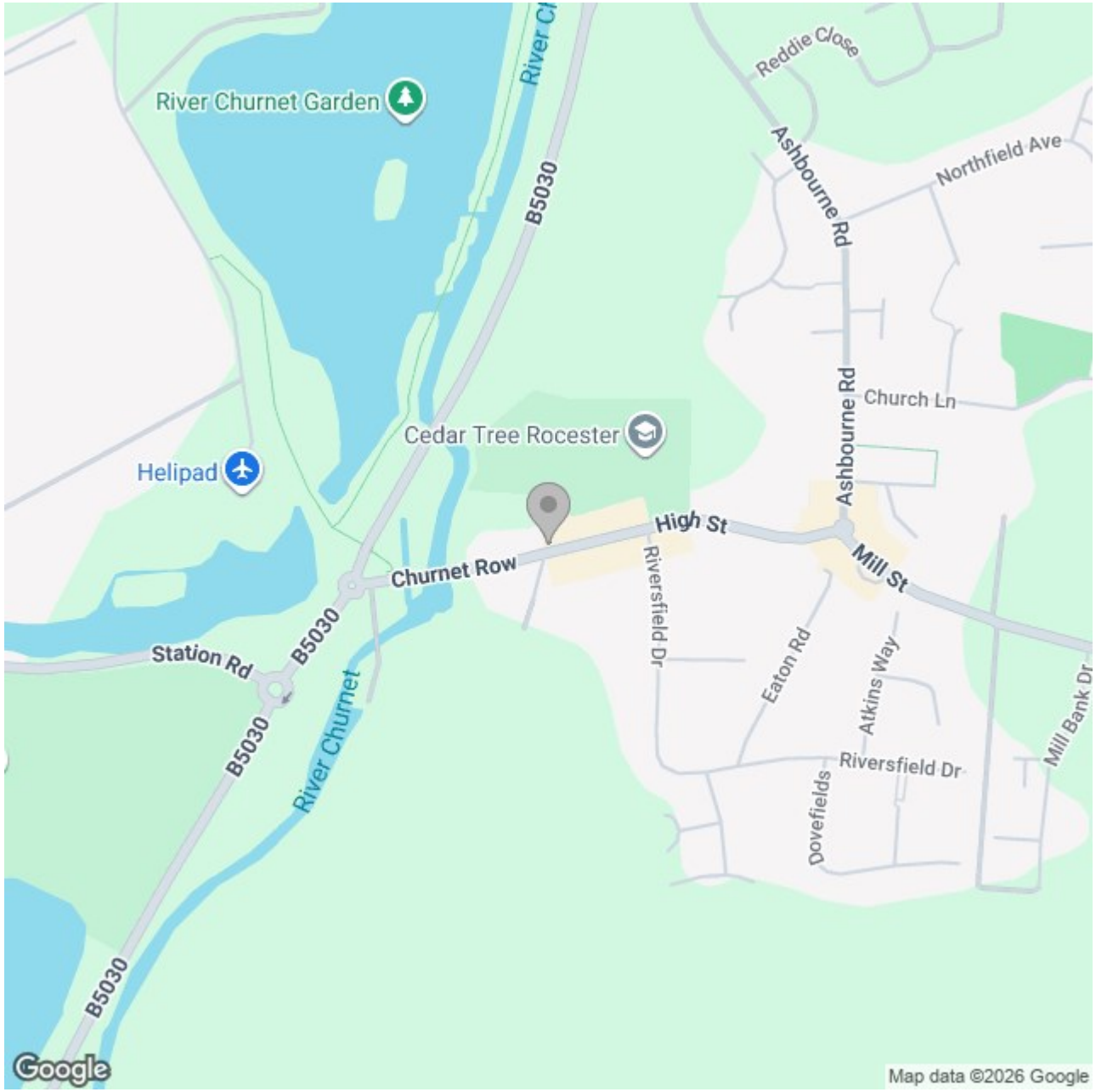
(1) Excluding balconies and terraces

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		66
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.