





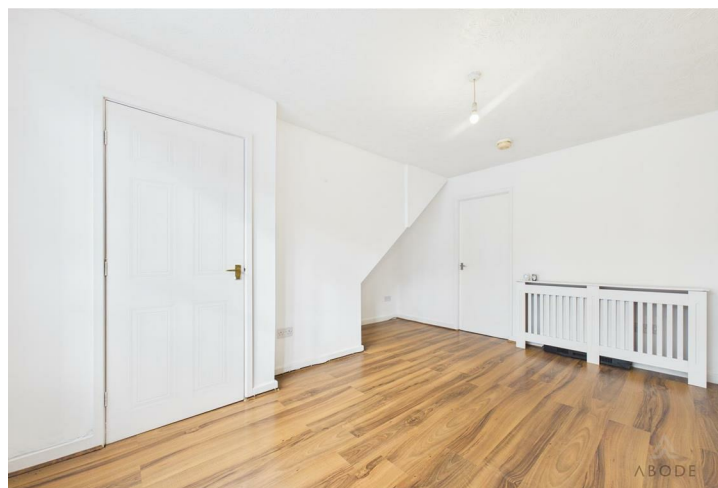
Situated in the desirable village of Rocester, Mill Street is a well-presented home offering practical accommodation arranged over two floors, complemented by a conservatory and low-maintenance rear garden. The ground floor comprises an entrance hallway, welcoming lounge and fitted kitchen/diner, with French doors opening into the conservatory, which provides valuable additional living space and direct access to the garden. Available for sale with no upward chain and vacant possession.

To the first floor, the landing leads to two well-proportioned bedrooms and a family bathroom fitted with a three-piece suite and electric shower. Further benefits include uPVC double glazing, electric heating and useful built-in storage.

Externally, the rear garden features a decked patio ideal for outdoor dining and entertaining, alongside a gravelled area enclosed by timber fencing. A mature silver birch tree provides an attractive focal point and a good degree of privacy. A rear gate gives access to the off-road parking area.

Rocester is a popular Staffordshire village offering a blend of traditional village charm and convenient amenities, including local shops, public houses and schooling. The nearby A50 provides excellent road links towards Derby and Stoke-on-Trent, while Uttoxeter, approximately four miles away, offers a wider range of shopping, dining and leisure facilities.

Surrounded by attractive countryside, the village is ideally placed for outdoor pursuits, with Alton Towers Resort and Uttoxeter Racecourse also within easy driving distance.



Hallway

Accessed via a timber front entrance door, the hallway features a staircase rising to the first-floor landing, an electric storage heater and an electrical consumer unit. An internal door leads to the lounge.

Lounge

A welcoming reception room featuring a uPVC double-glazed window to the front elevation, electric storage heater, TV aerial point, master telephone point and smoke alarm. A further internal door leads through to the kitchen/diner.

Kitchen/Diner

Fitted with a range of matching base and eye-level storage cupboards and drawers, complemented by wood-block-effect roll-top work surfaces. Integrated appliances include a four-ring electric hob with oven and grill, alongside a ceramic sink and drainer with mixer tap. The room also benefits from a uPVC double-glazed window to the rear elevation, electric storage heater and uPVC double-glazed French doors opening into the conservatory.

Conservatory

A useful additional reception space, featuring uPVC double-glazed windows to the rear and side elevations, allowing plenty of natural light. A set of uPVC double-glazed French doors provides direct access to the rear garden.

Landing

The landing benefits from a loft hatch providing access to the loft space, a smoke alarm and internal doors leading to the bedrooms and family bathroom.

Bedroom One

A well-proportioned bedroom featuring a uPVC double-glazed window to the rear elevation, electric storage heater and TV aerial point.

Bedroom Two

A second bedroom with a uPVC double-glazed window to the front elevation and electric storage heater. A useful over-stairs storage cupboard houses the hot water immersion tank and incorporates additional shelving.

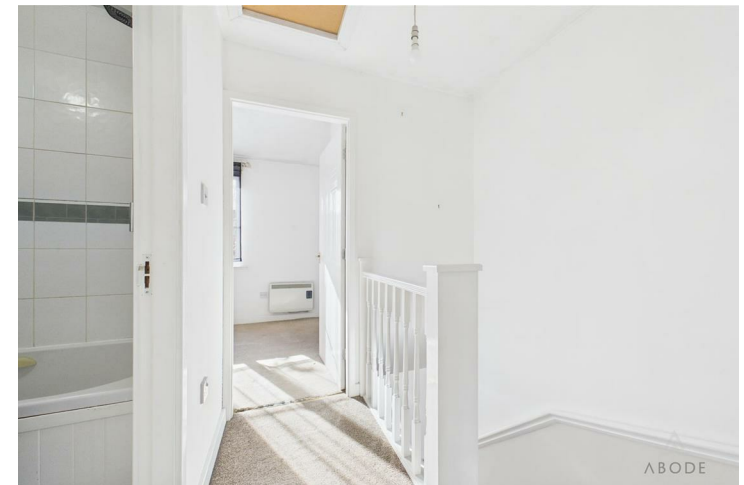
Family Bathroom

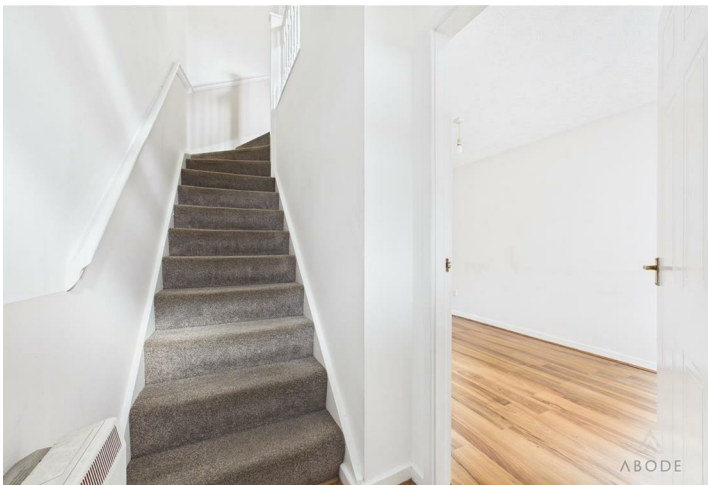
Fitted with a three-piece suite comprising a low-level WC, pedestal wash hand basin with chrome tap fittings and a bath with showerhead attachment and electric shower over. The room is finished with complementary wall tiling and further benefits from a bathroom unit, shaving point, electric fan heater and extractor fan.



Outside

To the rear, the property enjoys a decked patio area, ideal for outdoor dining and entertaining, together with an outside tap. The low-maintenance garden features a gravelled area enclosed by timber fence panels and concrete posts. A beautiful silver birch tree situated towards the rear of the garden provides an attractive focal point and a good degree of privacy. A rear gate offers access to the off-road parking area.







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

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⁾

57.7 m²
620 ft²

Reduced headroom

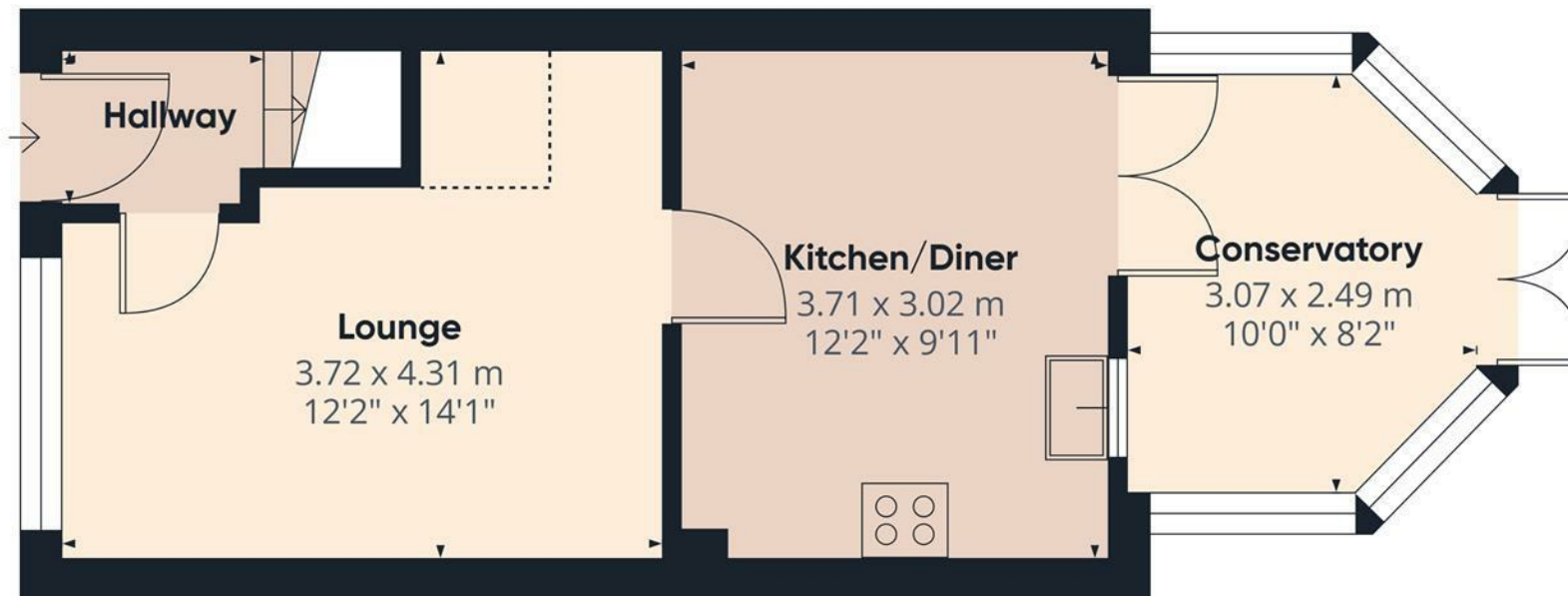
0.8 m²
9 ft²

(1) Excluding balconies and terraces

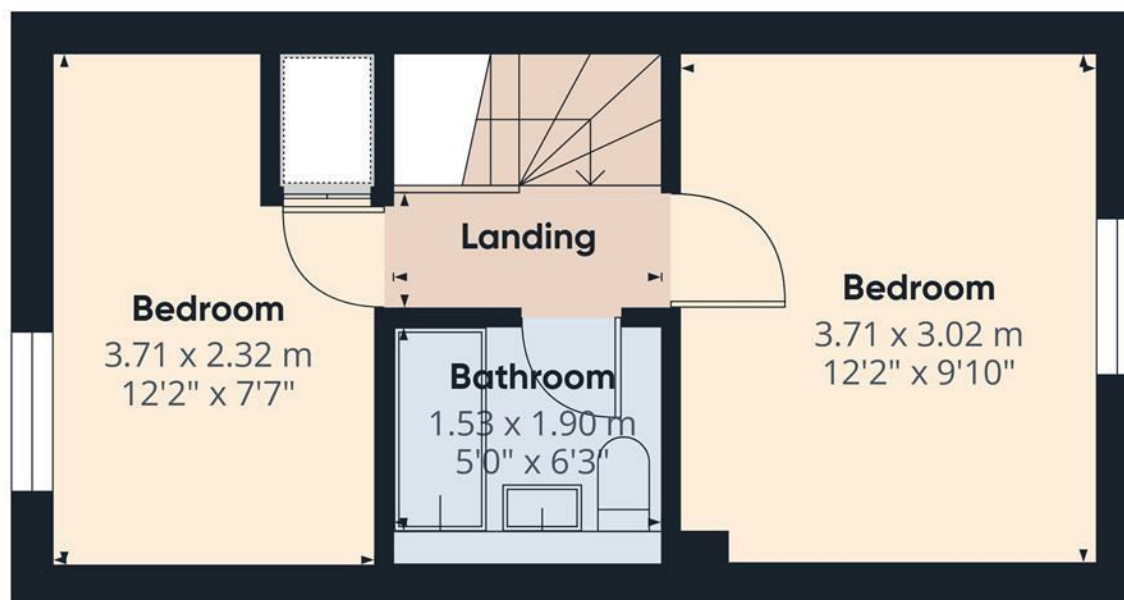
Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 0



Floor 2





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	