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SALES & LETTINGS

Byrds Lane, Staffordshire, ST14 7LW

Asking Price £295,000

https://www.abodemidlands.co.uk

Situated on Byrds Lane in Uttoxeter, this detached bungalow presents an excellent opportunity for buyers seeking single-storey living with the added benefit of no onward chain and vacant possession. The accommodation briefly comprises an entrance porch, welcoming hallway, spacious lounge with box bay window and feature fireplace, kitchen/diner, separate utility room, two bedrooms and a family bathroom.

Externally, the property benefits from low-maintenance gardens, ideal for those looking to enjoy outdoor space without the demands of extensive upkeep. A garage with an electric roller door provides useful parking or storage facilities, while the utility room offers additional practicality. Further benefits include UPVC double glazing and gas central heating.

Conveniently positioned within the popular market town of Uttoxeter, the property is well placed for access to a range of local amenities, including shops, supermarkets, cafés, public houses and everyday services. The town also offers schooling, leisure facilities and transport links, with road connections providing access to the surrounding Staffordshire area and beyond.

Offering well-proportioned accommodation, manageable outdoor space and the advantage of an uncomplicated chain-free purchase, this detached bungalow is likely to appeal to a variety of purchasers, including downsizers, first-time buyers and those seeking a property with scope to personalise to their own tastes.

Nearby amenities include Bramshall Road Park, local convenience stores, primary and middle schools, and leisure facilities, with Uttoxeter town centre offering a wider selection of supermarkets, independent retailers, cafés, restaurants and public houses. Uttoxeter railway station and nearby bus services provide additional transport options, while the A50 offers convenient road connections to the wider region.

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Porch

The property is accessed via a UPVC double-glazed entrance door, complemented by UPVC double-glazed windows to the rear and side elevations. A further internal timber door leads through to the entrance hallway

Entrance Hallway

Featuring attractive oak-effect panelled flooring throughout, a central heating radiator, smoke alarm, thermostat and telephone point. Access to the loft space is provided via a loft hatch, while an airing cupboard houses the immersion tank and benefits from eye-level shelving. Internal doors lead to the principal ground-floor accommodation.

Kitchen/Diner

Fitted with newly installed UPVC double-glazed windows to the front and side elevations, the kitchen/diner offers a range of matching wall and base units, incorporating cupboards and drawers, complemented by wood-block-effect roll-top work surfaces. Integrated appliances include a one-and-a-half-bowl stainless-steel sink and drainer with mixer tap. Plumbing and space are provided for freestanding and under-counter appliances. Further features include a central heating radiator and extractor fan.

Lounge

A welcoming reception room featuring a UPVC double-glazed box bay window to the front elevation, allowing natural light to fill the space. A central heating radiator provides warmth, while an electric fireplace with a traditional timber Adam-style surround creates an attractive focal point. Additional features include a television aerial point.

Utility Room

Featuring a UPVC double-glazed window and UPVC external door to the side elevation, the utility room is fitted with a stainless-steel sink and drainer with mixer tap, complemented by wood-block-effect work surfaces. Plumbing and space are available for freestanding white goods. Additional features include a central heating radiator, tiled floor and walls, a Worcester Bosch gas central heating boiler and an electrical consumer unit.

Bedroom One

A well-proportioned bedroom featuring a UPVC double-glazed window to the rear elevation, a central heating radiator and attractive panel-effect flooring. Further access to the loft space is provided via a loft hatch.

Bedroom Two

A comfortable second bedroom featuring a UPVC double-glazed window to the rear elevation and a central heating radiator.

Family Bathroom

Fitted with a three-piece suite comprising a low-level WC, wash hand basin with chrome tap fittings and a bath with grab rail. The room benefits from a UPVC double-glazed frosted window to the side elevation, complementary wall and floor tiling, a chrome heated towel radiator and an extractor fan.

Garage

The garage benefits from a UPVC double-glazed window and a UPVC side entrance door, together with an electric roller door to the front elevation, providing convenient access.

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.

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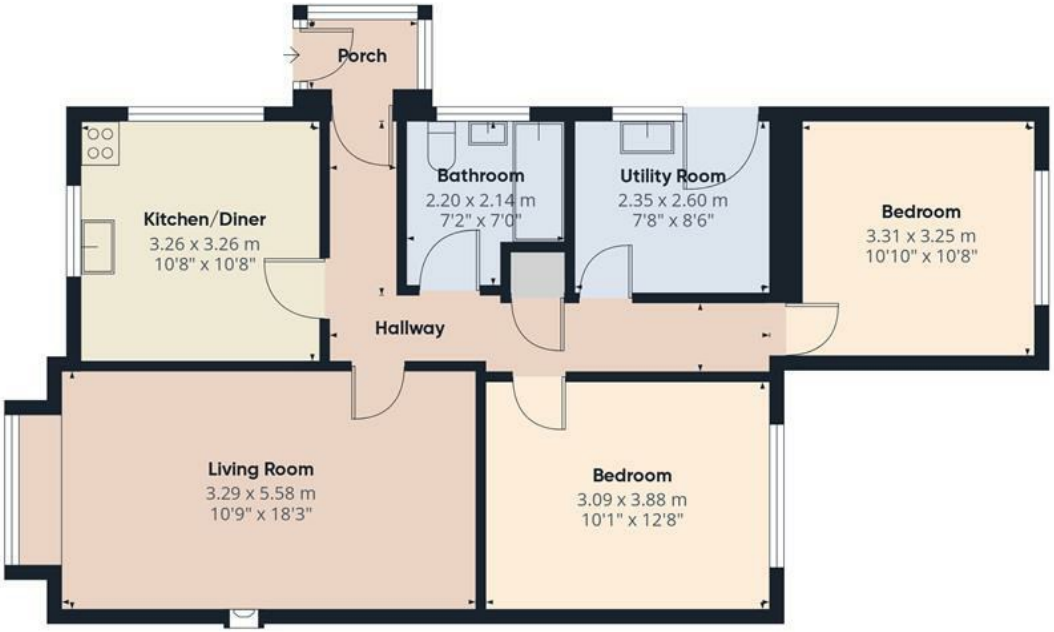

Floor 0 Building 1

Floor 0 Building 2

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Approximate total area(1)

89.2 m²

959 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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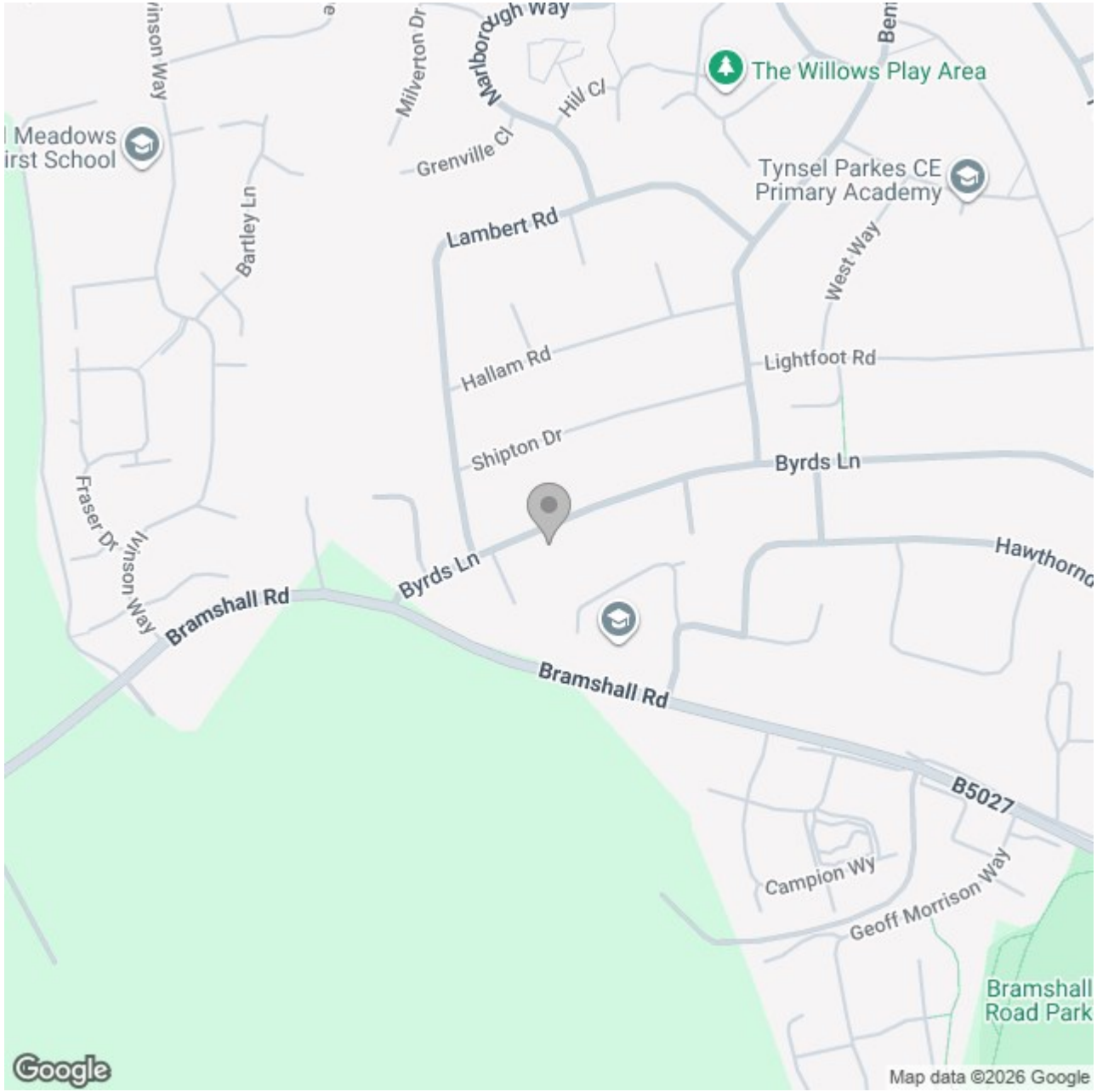

Energy Efficiency Rating

	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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