ABODE
SALES & LETTINGS

Hordern Crescent, West Midlands, DY5 2NR

£220,000



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Offered for sale with no onward chain and vacant possession, this well-proportioned three-bedroom property provides comfortable accommodation arranged over two floors.

The ground floor comprises a welcoming entrance porch, spacious lounge and a well-appointed kitchen/diner with French doors opening onto the rear garden. To the first floor are three bedrooms, together with a family bathroom and useful storage provisions, including an airing cupboard and loft access.

Externally, the property benefits from off-road parking and a foregarden to the front, alongside side access to an attached outbuilding. To the rear is a private, tiered garden featuring a paved patio, lawned area and mature planting, with further garden space offering scope for improvement and landscaping.

With well-balanced accommodation, useful outdoor space and the benefit of no onward chain and vacant possession, this property presents an excellent opportunity for a range of buyers.

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Porch
Accessed via a UPVC door to the front elevation, the porch features a central heating radiator and an internal door leading through to the lounge.

Lounge
A well-proportioned reception room featuring a UPVC double-glazed window to the front elevation, two central heating radiators, TV aerial point and staircase rising to the first-floor landing. A further UPVC double-glazed window to the side elevation provides additional natural light. The room also benefits from a smoke alarm and an internal door leading through to the kitchen/diner.

Kitchen/Diner
The kitchen/diner enjoys views and access to the rear garden via a UPVC double-glazed window and a set of UPVC double-glazed French doors.

The kitchen is fitted with a range of matching wall and base-level storage cupboards and drawers, complemented by roll-top preparation work surfaces. Integrated features include a stainless-steel sink and drainer with mixer tap and stainless-steel extractor hood. There is plumbing and appliance space for freestanding under-counter white goods.

Further features include a central heating radiator, ceiling spotlighting and smoke alarm. An internal door provides access to a useful understairs storage cupboard, which houses the electrical consumer unit.

Landing
The landing features a UPVC double-glazed window to the side elevation, access to the loft space via a loft hatch and an airing cupboard housing the central heating combination gas boiler. There is also a carbon monoxide detector and doors leading to all three bedrooms and the family bathroom.

Bedroom One
A well-presented double bedroom featuring a UPVC double-glazed window overlooking the rear elevation, central heating radiator and TV aerial point.

Bedroom Two
Featuring a UPVC double-glazed window to the front elevation, central heating radiator and TV aerial point.

Bedroom Three
Featuring a UPVC double-glazed window to the front elevation, TV aerial point and central heating radiator.

Bathroom
The family bathroom is fitted with a three-piece suite comprising a low-level WC, pedestal wash hand basin with mixer tap and bath with electric shower over and glazed shower screen. The walls are finished with UPVC panelling, with a chrome heated towel radiator, ceiling spotlighting and extractor fan. A UPVC frosted double-glazed window to the rear elevation provides natural light and privacy.

Outside
To the front of the property is an off-road parking space and foregarden, with steps leading to the front entrance. A side access leads through to the rear garden and an attached outbuilding.

The rear garden is arranged over several tiers, with a paved patio at ground level and a retaining wall leading to a lawned garden area. The garden is enclosed by fencing and features mature greenery and established shrubs to the upper tier, providing a good degree of privacy.

The garden extends further to the rear, offering excellent potential to create additional usable outdoor space with some landscaping and improvement works.






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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.









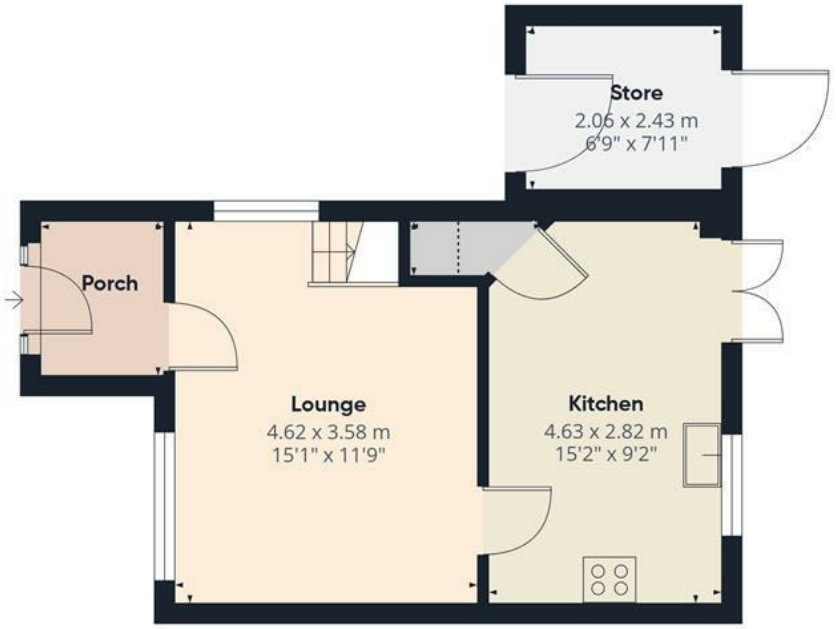




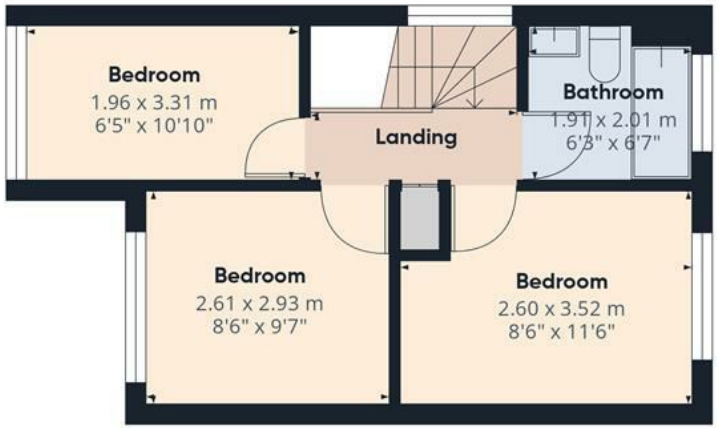





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Floor 0



Floor 1



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Approximate total area(1)

67.7 m²

729 ft²

Reduced headroom

0.3 m²

4 ft²

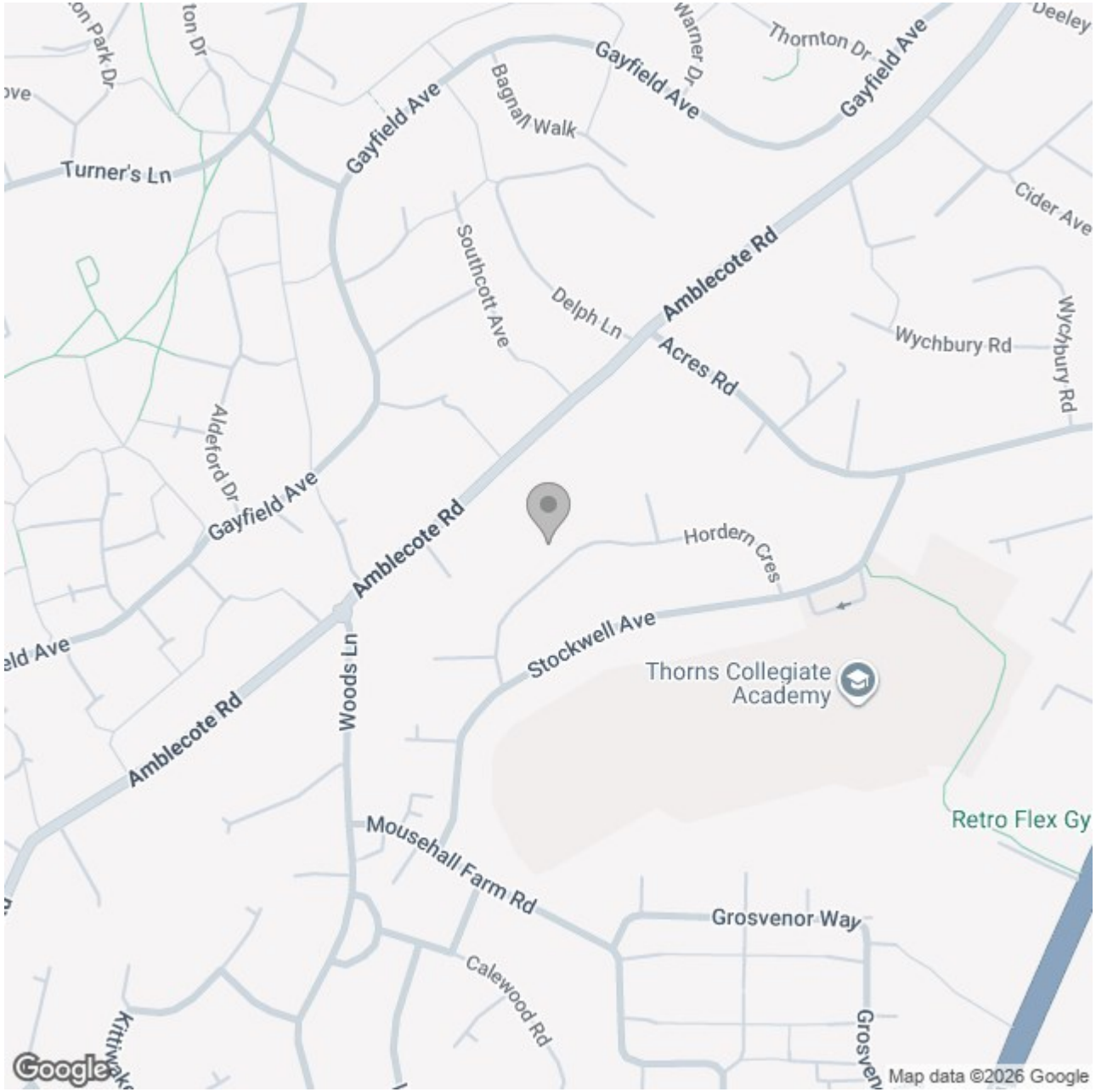
(1) Excluding balconies and terraces

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		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(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.