







Abode are proud to present this beautifully presented four-bedroom end town house, ideally located in the sought-after village of Blythe Bridge.

Perfectly positioned for commuters, the property is just moments from the A50 and Blythe Bridge train station, whilst also enjoying easy access to local shops, schools, and amenities.

Spanning three floors, the home offers generous and versatile living space, making it ideal for families, first-time buyers, investors, or those looking to downsize. Highlights include an enclosed rear garden and off-road parking for two vehicles.

In brief, the accommodation comprises:

Ground Floor: Entrance hallway, modern kitchen/diner, WC, and a spacious living room.

First Floor: Three well-proportioned bedrooms and a family bathroom.

Second Floor: A private and spacious master bedroom.

Further benefits include gas central heating and UPVC double glazing throughout.

Early viewing is highly recommended to fully appreciate everything this impressive home has to offer.





### Entrance Hall

Central heating radiator, stairs leading up to the first floor, door leading in from the front.

### Kitchen Diner

Modern base and eye level units with complimentary worktops, one and a half bowl stainless steel sink with draining board, integral electric cooker with gas hob and extractor hood above. Built in fridge freezer, dishwasher and washing machine, cupboard housing the boiler, UPVC double glazed window to the front elevation, tiled flooring and partially tiled walls, spot lighting, central heating radiator, space for a dining table and chairs.

### WC

Wash hand basin with tiled splashback and WC, tiled flooring, central heating radiator, UPVC double glazed window to the front elevation.

### Living Room

UPVC double glazed window and patio doors leading out into the garden, central heating radiator.

### Landing

Stairs leading up to the second floor, airing cupboard.

### Bedroom

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

### Bedroom

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



### Bedroom

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

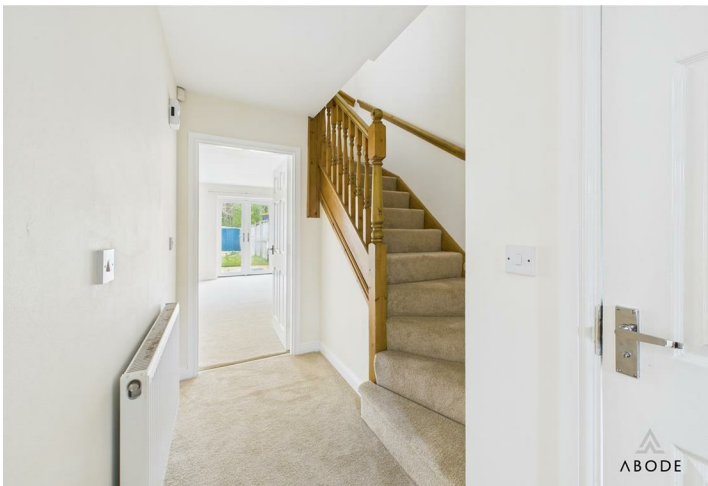
### Bathroom

White suite comprising;- WC, wash hand basin and bath. Tiled walls, towel rail, central heating radiator, spotlighting and UPVC double glazed window to the front elevation.

### Landing

Access to the;-







### Master Bedroom

UPVC double glazed window to the front elevation and wooden velux window to the rear, two central heating radiators, loft access.

### Outside

To the front the property is accessed via a gate with steps leading up to the property, to the rear the garden is enclosed and mainly laid to lawn with patio area and garden shed. The off road parking can be accessed through the back garden and provides a driveway for two vehicles.



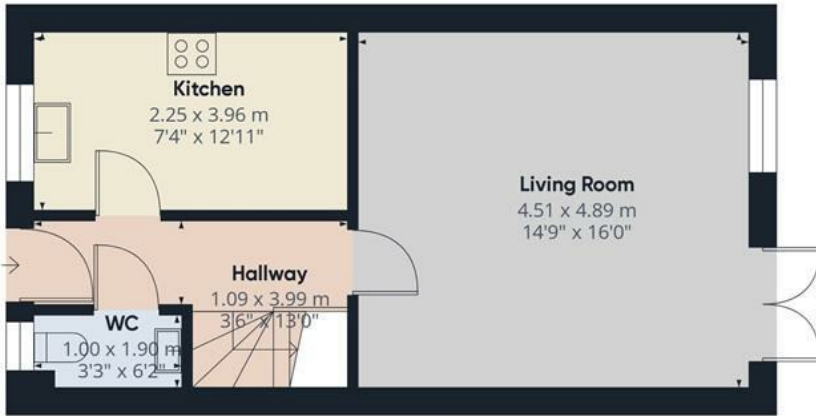








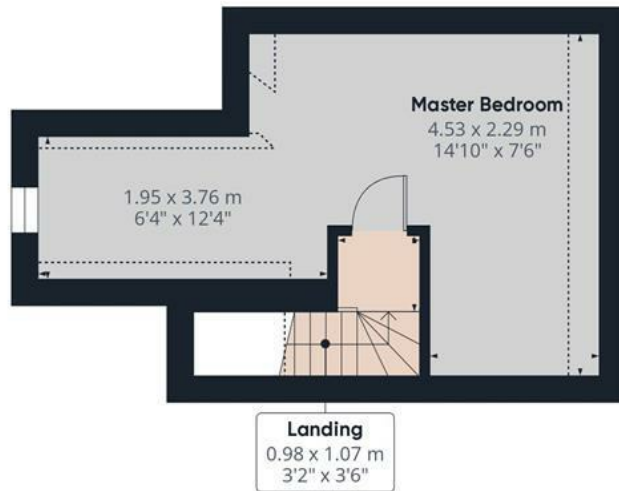




Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

99.57 m<sup>2</sup>  
1071.76 ft<sup>2</sup>

**Reduced headroom**

3.23 m<sup>2</sup>  
34.8 ft<sup>2</sup>

(1) Excluding balconies and terraces

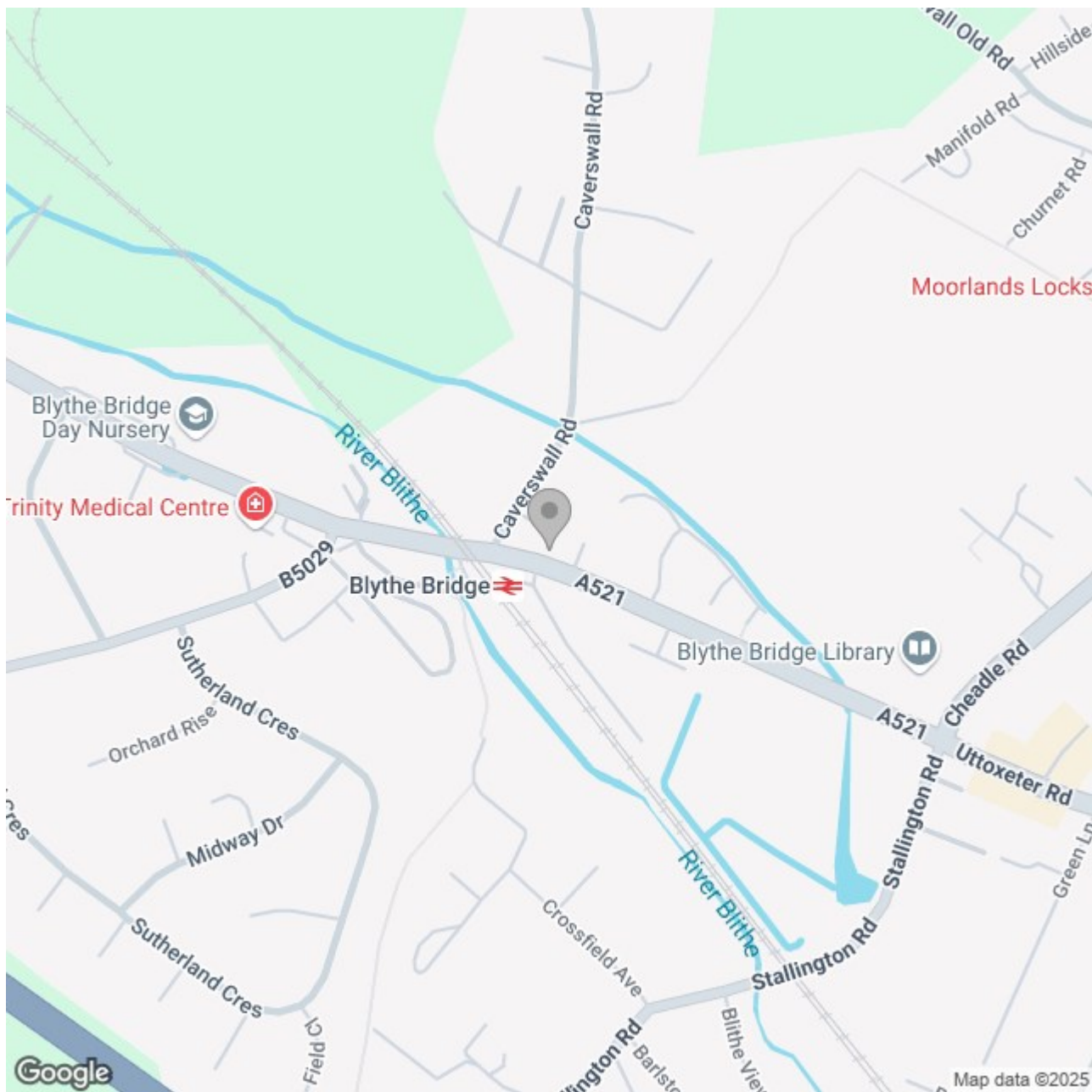
Reduced headroom  
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>	<b>80</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive  
2002/91/EC