ABODE
SALES & LETTINGS

Attlee Avenue, Anslow, Staffordshire, DE13 9UH

Asking Price £205,800

https://www.abodemidlands.co.uk

A modern three-bedroom townhouse built in 2024, situated on the desirable Beamhill Heights development on the edge of Burton. This well-presented home is ideally suited to first-time buyers or young families, offering stylish accommodation set across three floors with off-street parking to the front and a private, low-maintenance rear garden.

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Accommodation

Ground Floor

The property is entered via the front door into a welcoming entrance hallway with stairs rising to the first floor. From here, doors lead to a guest WC and the spacious open-plan kitchen, dining, and living space. This light and versatile area features French doors opening directly onto the rear garden, creating an excellent space for entertaining and everyday family living.

First Floor

The first-floor landing provides access to two bedrooms and the family bathroom. Bedroom two is a well-proportioned double room, while bedroom three makes an ideal single bedroom, nursery, or home office. The family bathroom is fitted with a three-piece suite.

Second Floor

The top floor is dedicated to the master bedroom, a generous double room enjoying privacy and ample natural light from skylight windows.

Outside

To the front, the property benefits from a double driveway providing off-street parking. The rear garden has been designed for ease of maintenance, with a paved pathway, slate-chipped seating area, and ample space for outdoor dining. The garden is fully enclosed with timber fencing and includes a large timber shed for storage.

Additional Information

The property benefits from gas central heating and double glazing throughout. We understand there is an annual estate management charge of approximately £115.00 (to be verified by a purchaser's legal adviser).

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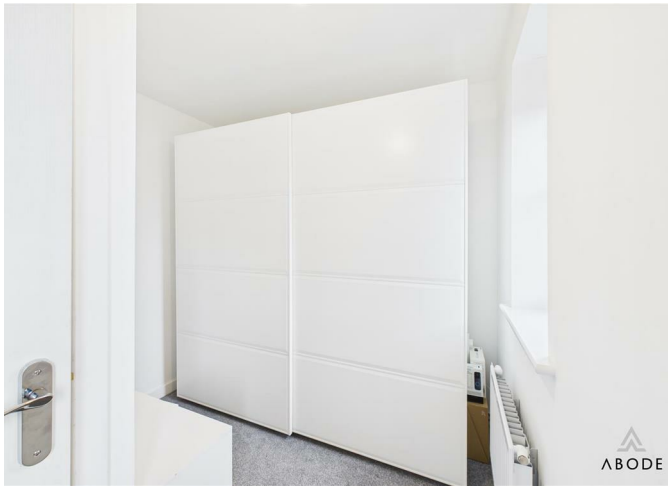
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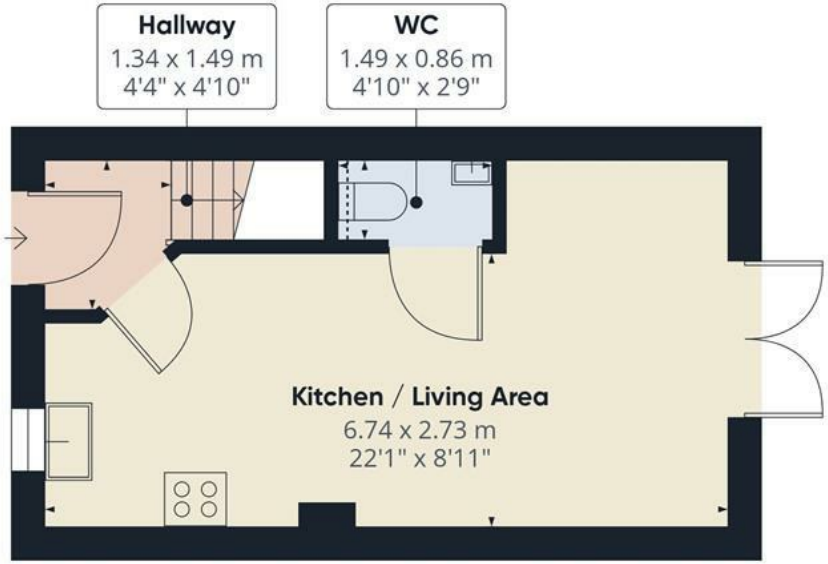
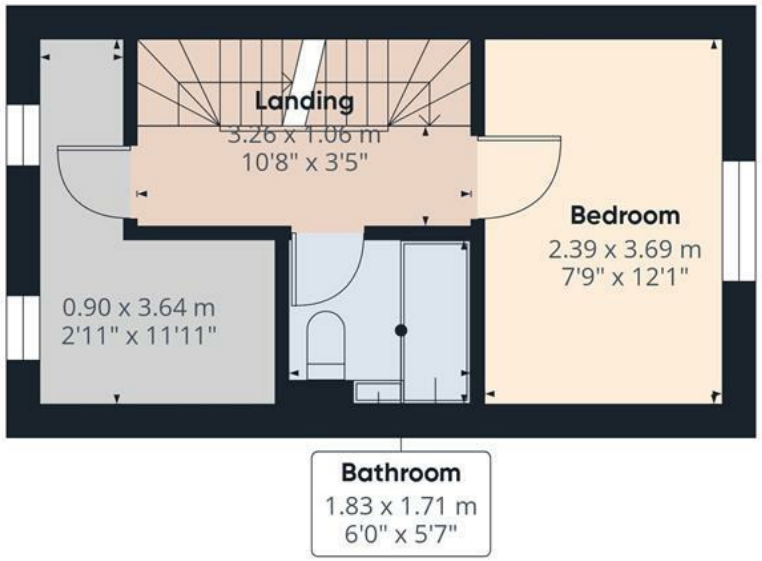
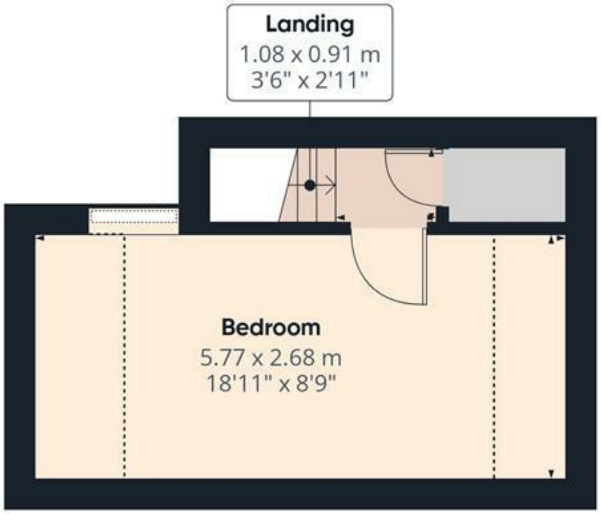


Floor 0



Floor 1



Floor 2

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Approximate total area(1)

63.3 m²

682 ft²

Reduced headroom

4.5 m²

49 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.

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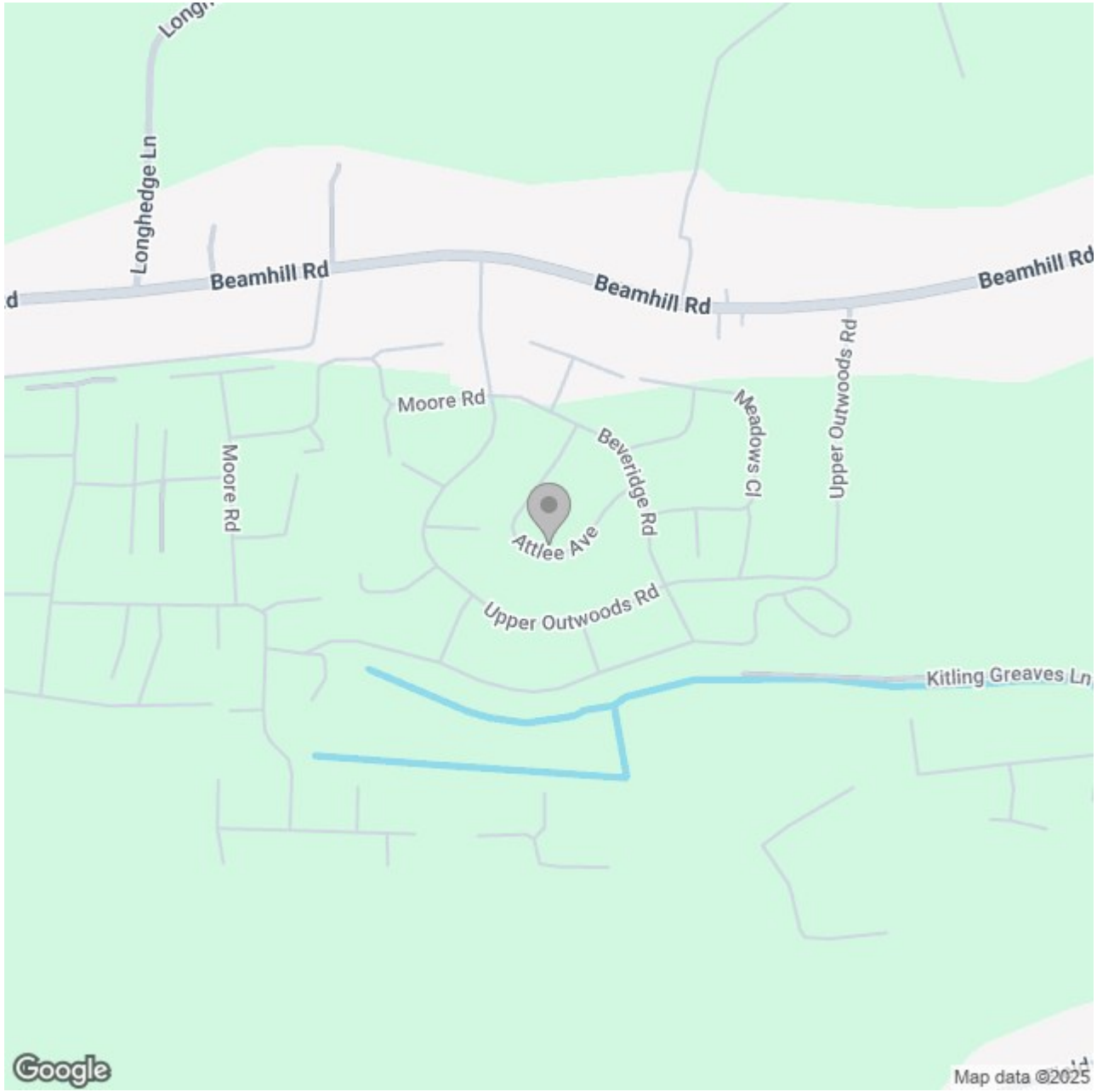

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	85	
(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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