https://www.abodemidlands.co.uk/

**** STUNNING TWO BEDROOM MAISONETTE WITH TWO PARKING SPACES **** Private entrance hall and landing, open plan living and dining kitchen, two double bedrooms and a bathroom. Enclosed outdoor space for storage and two parking spaces.

HALL
Entrance door into the hall with a radiator and stairs to the first floor.

LANDING
Upvc double glazed window and a radiator.

OPEN PLAN LIVING
Open plan living and dining kitchen with the kitchen area offering fitted units with work surfaces, sink and drainer unit, fitted oven and hob and extractor hood. Plumbing and space for a washing machine and space for a fridge freezer, 2 upvc double glazed windows and radiator. The living space offers a radiator and two upvc double glazed windows.

iNNER HALL
Storage cupboard, radiator and doors to -

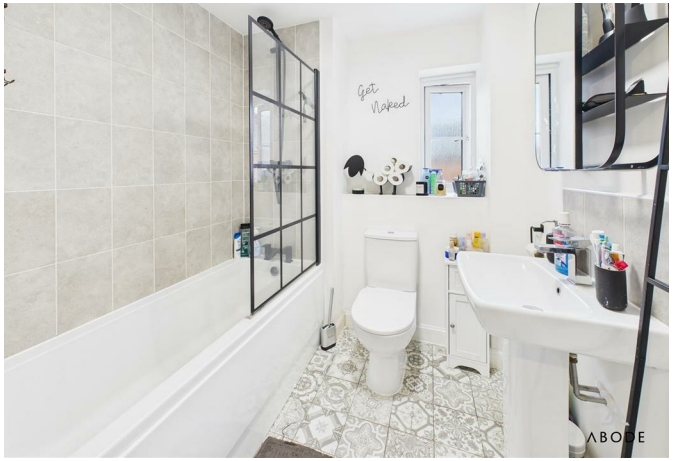
BEDROOM I
Upvc double glaze window and a radiator.

BEDROOM 2
Upvc double glaze window and a radiator.

BATHROOM
Panel enclosed bath with a shower and shower screen, low flush wc, wash hand basin, radiator and upvc double glazed window.

OUTSIDE
Outside offers an enclosed space perfect for garden storage and bin store. Two allocated parking spaces.

ABODE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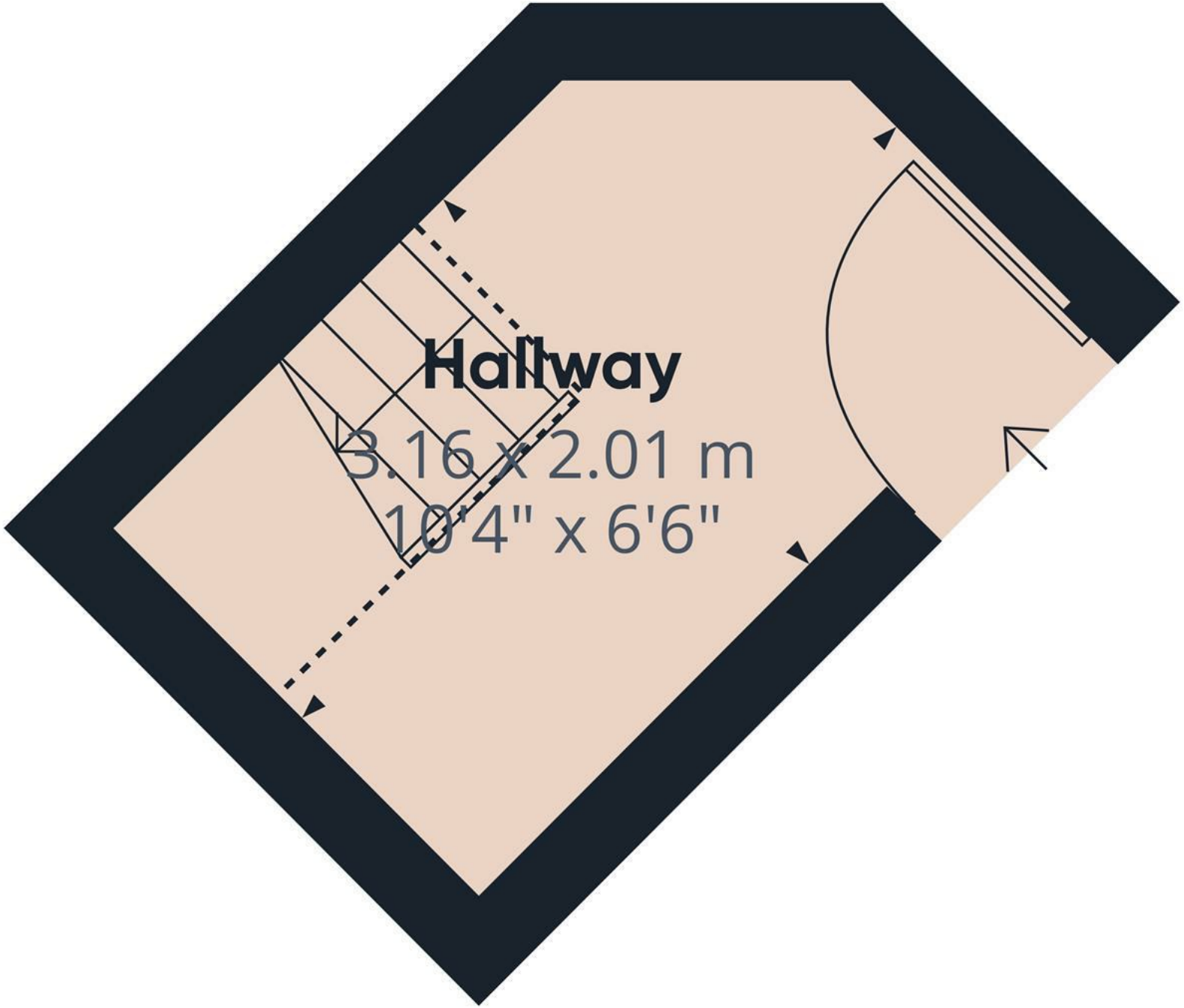

Floor 0

ABODE

Approximate total area(1)

6.2 m²

67 ft²

Reduced headroom

1.5 m²

16 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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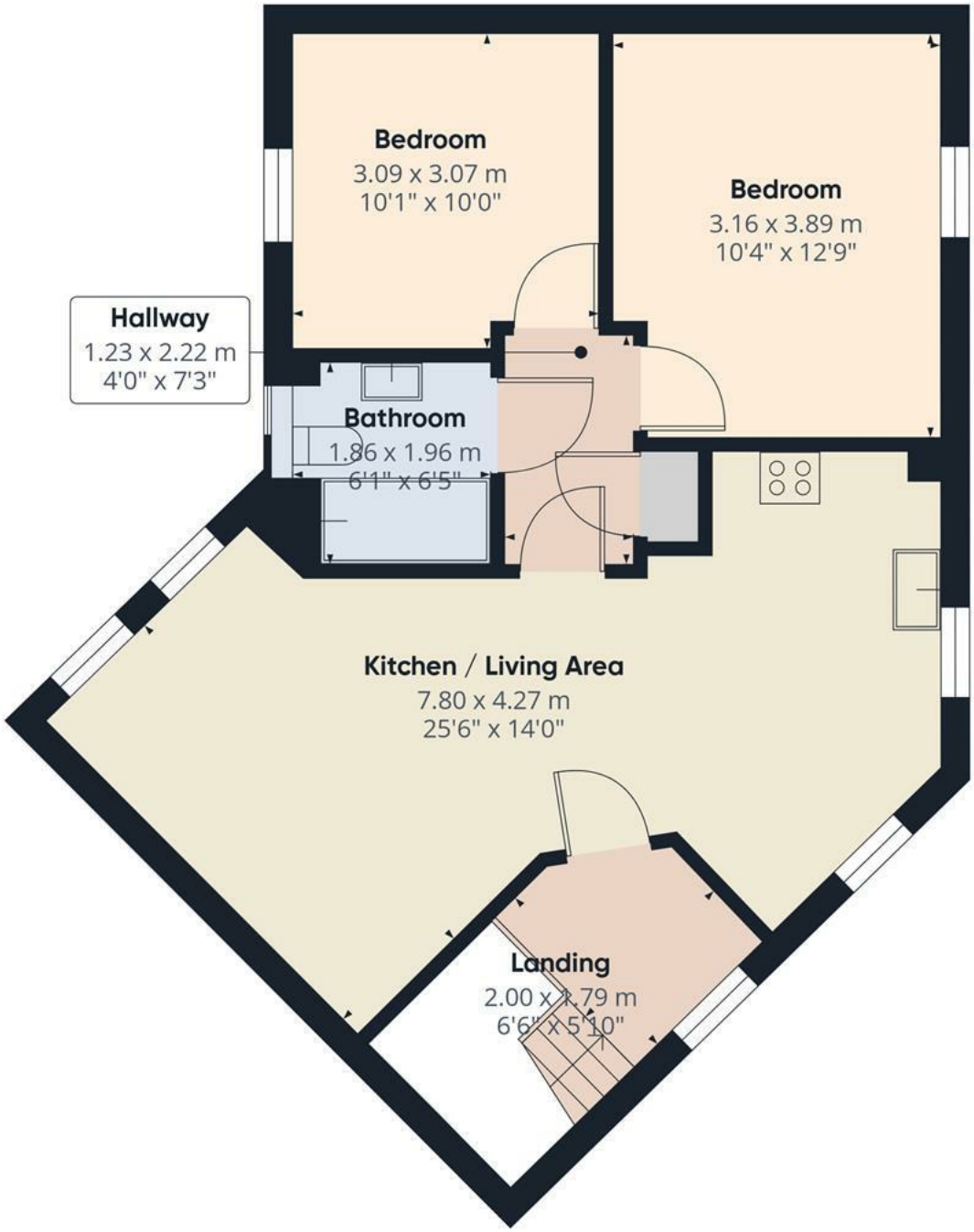

Floor 1

ABODE

Approximate total area(1)

59.4 m²

639 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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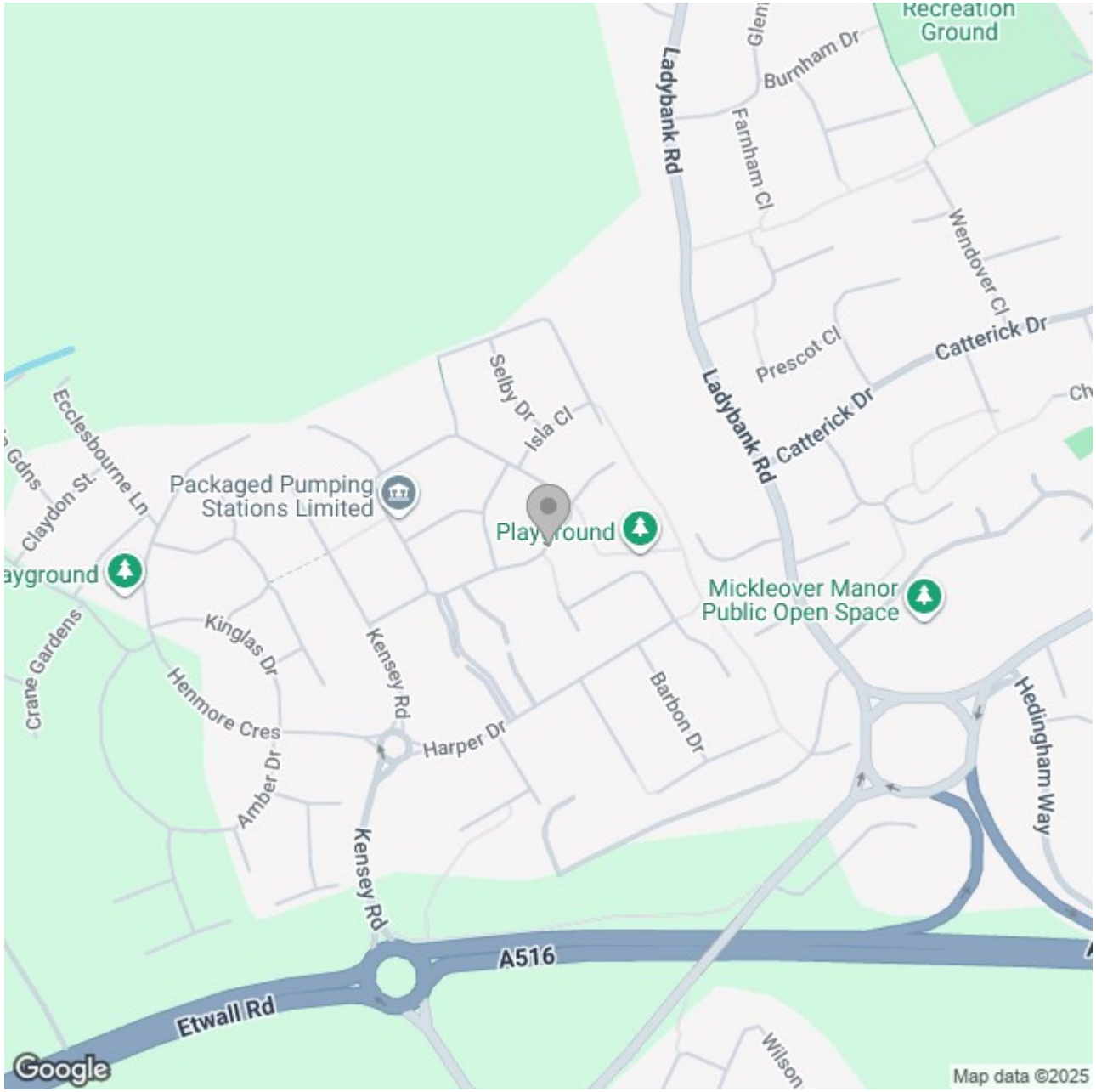

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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