



A modern 2-bedroom mid-terrace home, built in 2023, in a quiet cul-de-sac. Offered at 25% shared ownership with no upward chain, it features a sitting room, dining kitchen and off-street parking. Close to schools and amenities, it's ideal for first-time buyers seeking affordable, low-maintenance living.

Shared Ownership £50,000



John German



A modern two-bedroom mid-terrace home, built in 2023 and located in a quiet cul-de-sac. This property offers a fantastic opportunity for first-time buyers with 25% shared ownership, making it an affordable step onto the property ladder. The property is sold with the benefit of no upward chain and gas fired central heating. Internally briefly comprises, entrance hallway, guest cloakroom, sitting room and dining kitchen. To the first floor are two bedrooms and a bathroom. The property is well-situated, close to local schools and amenities and off-street parking. Whether you're just starting your journey into homeownership or looking for a modern, low-maintenance property, this property is worth considering.

Entering into the entrance hallway, there are doors off to sitting room and guest cloakroom, which has a pedestal wash hand basin with chrome mixer tap with tile splashback and a low level WC.

The sitting room includes a staircase to the first floor and a door leading into the kitchen. The kitchen is practical and well-equipped, featuring rolled-edge worktops with an inset 1½ stainless steel sink, chrome mixer tap, drainer and matching upstand surround. There are cupboards and drawers for storage, space and plumbing for a washing machine, and room for a freestanding fridge freezer. It also includes an integrated electric oven with grill, a four-ring gas hob, and an extractor fan. Wall-mounted cupboards provide additional storage, and uPVC French doors open to the rear garden.

Moving onto the first-floor landing, there is a loft hatch access with doors off to the bedrooms and bathroom. Both bedrooms are well proportioned with bedroom one having a useful over stairs storage cupboard. The bathroom features a modern white suite, including a pedestal wash hand basin with a chrome mixer tap and tiled splashback, a low-level WC, and a bath with a chrome mixer tap, mains-fed shower and a glass shower screen. Additional touches include a chrome ladder-style heated towel rail, an electric shaver point and an extractor fan.

Outside to the front of the property is a tarmac double driveway providing off-street parking for two cars. Outside to the rear of the property is a garden comprising patio seating area, mainly lawn and a timber shed.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Lease commenced 2023 for 125 years. £326.56 rent. £24.29 service charge. Any applicant will need to be approved by Trent & Dove to ensure they are eligible for shared ownership.

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre -

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)  
[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

**Our Ref:** JGA/19112024

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

596.76 ft<sup>2</sup>  
55.44 m<sup>2</sup>

Reduced headroom  
7.01 ft<sup>2</sup>  
0.65 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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.

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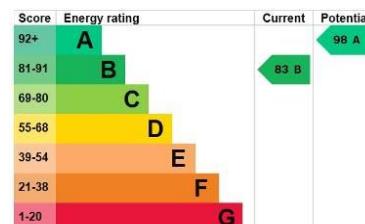
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#### Agents' Notes

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#### Referral Fees

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.