





Tenure: Leasehold with a 35% share of ownership. Leasehold details and monthly rental costs can be found below. The buyer will be required to undergo the standard financial due diligence checks and also an application form made to Severn Homes. The application form will be send from the selling agent.

Shared Ownership - 35% Share
Monthly Charges Total: £371.22 - Breakdown in Details.

Abode Estate Agents pleased to market this beautifully presented home in the heart of Hixon village, available on a 35% shared ownership basis. The property features UPVC double glazing and gas central heating throughout. The ground floor comprises an entrance hall, lounge, breakfast kitchen, and guest cloakroom. Upstairs, you'll find two bedrooms and a bathroom. The property includes gardens to the front and rear, and a driveway with space for three vehicles. EPC rating B.



Leasehold Info.

99 Years From Build in 2017 - 91 Years remaining (2116)

35% Share with a staircasing restriction on owning no more than 80% in the future.

Costs for 2024/2025:

Rent: £353.25

Grounds Maintenance: £7.30

Insurance: £8.33

Management Costs: £2.34

Hallway

With a composite front entry door leading into, coat hooks, central heating radiator, smoke alarm, doorbell chime, telephone point, thermostat, useful under stairs storage cupboard with lighting and housing the electrical consumer unit, internal doors leading to:

Kitchen

With a UPVC double glazed box bay window to the front elevation, a range of matching base and eye level storage cupboards and drawers with preparation work surfaces and tiling surrounding. Integrated appliances include a four ring stainless steel gas hob with matching extractor hood, oven/grill, stainless steel sink and drainer with mixer tap, plumbing space for under counter white goods and further freestanding space for appliances, extractor fan, central heating radiator, two carbon monoxide detectors and smoke alarm.



Lounge/Diner

With 2x UPVC double glazed windows to the rear elevation, central heating radiator, TV aerial point, telephone point and a double glazed composite door leading to the rear garden.

Cloaks/WC

With a low-level WC, floating wash basin with tiled splashback, central heating radiator and extractor fan







Landing

With access to loft space via loft hatch, smoke alarm, internal doors lead to:

Bedroom One

With 2x UPVC double glazed windows to the rear elevation, central heating radiator, TV aerial point.

Bedroom Two

With 2x UPVC double glazed windows to the front elevation, central heating radiator, telephone points, TV aerial point, useful over stairs storage cupboard with eye level shelving.

Bathroom

With a UPVC double glazed frosted glass window to the side elevation, featuring a three-piece bathroom suite comprising of low level WC, pedestal wash hand basin with tiled splashback, bath unit with electric shower over and tiling to wall coverings, central heating radiator and extractor fan.

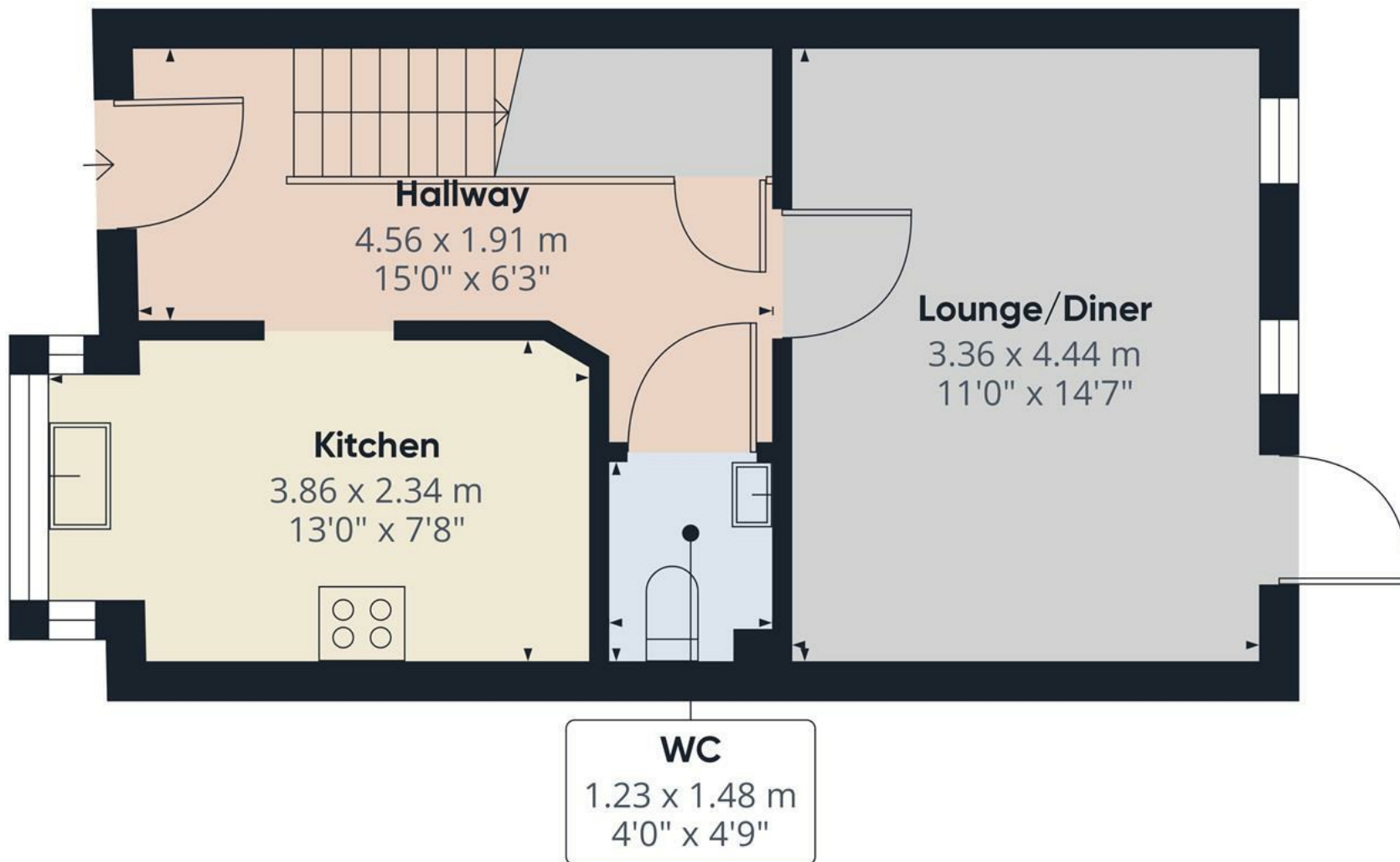


Outside

To the front elevation is a spacious block paved driveway providing off-road parking for three vehicles, lawned foregarden with a variety of mature shrubs and plants leading to the PVC framed storm porch. Entry from the side leads to the rear. The rear garden has a block paved patio with a further extended hardstanding base with garden storage shed and pitched roof. To the perimeter are timber fence panels with concrete posts surrounding the boundary .







Approximate total area⁽¹⁾

35.71 m²

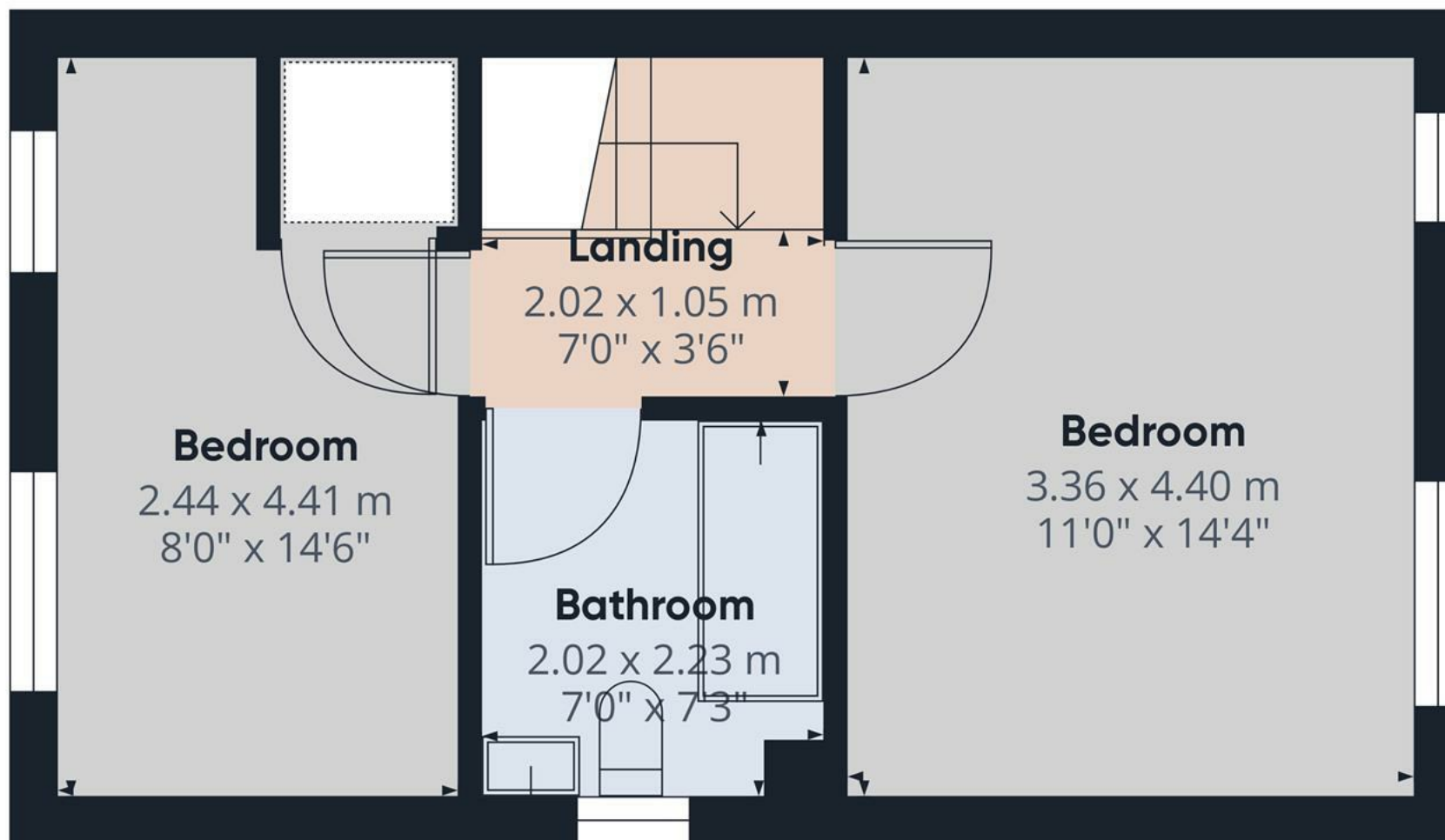
384.38 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

Floor 0



Approximate total area⁽¹⁾

30.98 m²

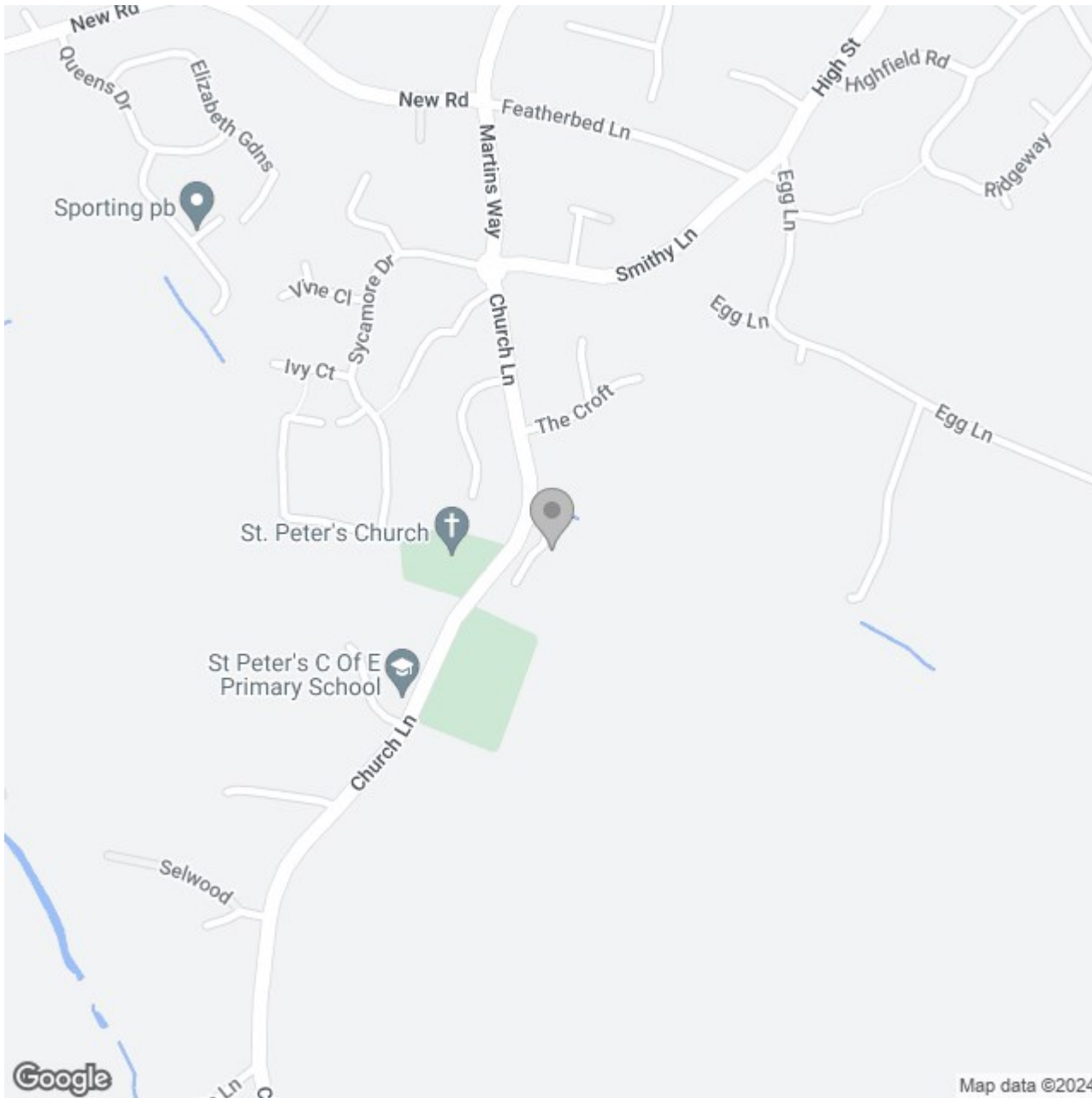
333.47 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(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	