





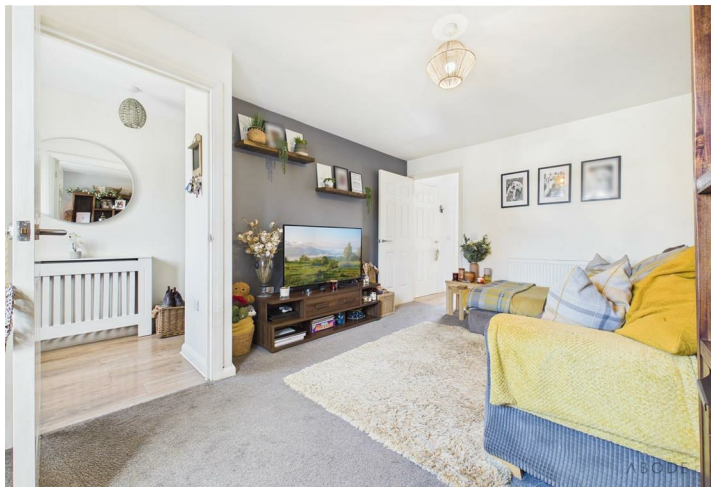
50% Shared Ownership – Two Double Bedroom Town House – Cul-de-Sac Location

Located in a secluded cul-de-sac, this beautifully presented two double bedroom home offers modern, well-maintained accommodation throughout. The property features an entrance hall, spacious lounge, contemporary kitchen/diner, and ground floor WC. To the first floor are two generous double bedrooms and a stylish family bathroom with shower.

Externally, the home benefits from a private driveway and a well-kept rear garden with an extensive patio area—ideal for outdoor entertaining.

Offered on a 50% shared ownership basis with Platform Housing Association.

Additional benefits include energy-efficient heating via an air source heat pump (with immersion backup), mains electricity, and a virtual tour available.



ABODE
SALES & LETTINGS

Property Info.

Housing Association: Platform

We are informed of the following charges, buyers are advised to confirm and check with their legal representative.

Rent: Approx. £199.90 pcm

Service Charges Approx. £41.29 pcm

Ownership:

Services: Mains electricity (Scottish Power), Water (Severn Trent- circa £40 per month)

Heating: Electric Air Source Heat Pump with hot water immersion backup. (estimated bill per month is £130.00)

Entrance Hallway

Entered via a composite front door, the welcoming hallway features a central heating radiator, staircase rising to the first-floor landing, thermostat, electrical consumer unit, and smoke alarm. An internal door leads through to:

Lounge

A bright and comfortable living space with a UPVC double glazed window to the front elevation. Includes a TV aerial point, telephone point, and central heating radiator. Internal access leads to:

Inner Hallway

Providing access to a useful under-stairs storage cupboard with shelving and coat hooks. Further doors lead to:

Cloakroom/W.C.

Fitted with a low-level WC with continental flush, a floating wash hand basin with mixer tap and tiled splashback, central heating radiator, and extractor fan.



Kitchen/Diner

A well-appointed kitchen featuring a range of matching base and eye-level units with granite-effect rolled-edge work surfaces and complementary tiling. Integrated appliances include an induction hob with stainless steel extractor hood, oven and grill, and a stainless steel sink with mixer tap. There is additional space and plumbing for freestanding under-counter appliances. A central heating radiator and smoke alarm are also present. UPVC double glazed window to the rear elevation and French doors open out to the rear garden.







Landing

With access to the loft via hatch, central heating radiator, smoke alarm, and an airing cupboard housing the pressurised hot water tank. Doors lead to:

Bedroom One

A spacious double bedroom with a UPVC double glazed window to the front elevation, central heating radiator, and a useful over-stairs storage cupboard with shelving.

Bedroom Two

A well-proportioned second bedroom with a UPVC double glazed window to the rear elevation, central heating radiator, and telephone point.

Bathroom

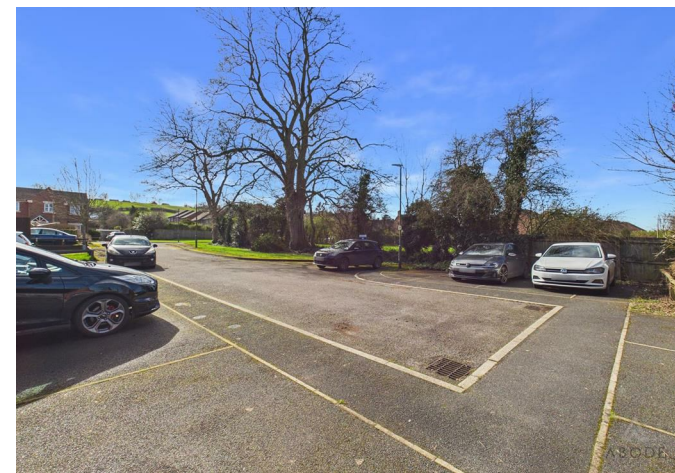
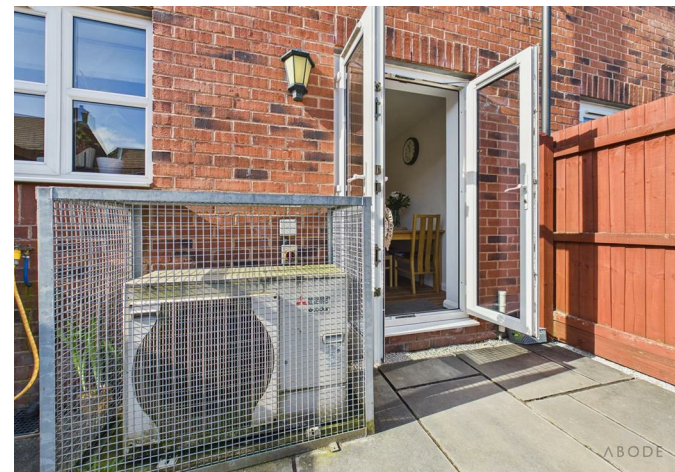
A modern three-piece suite comprising a low-level WC with continental flush, pedestal wash hand basin with mixer tap, and a panelled bath with glass screen and waterfall shower over. Complementary tiling to walls and flooring, heated towel radiator, and extractor fan complete the space.

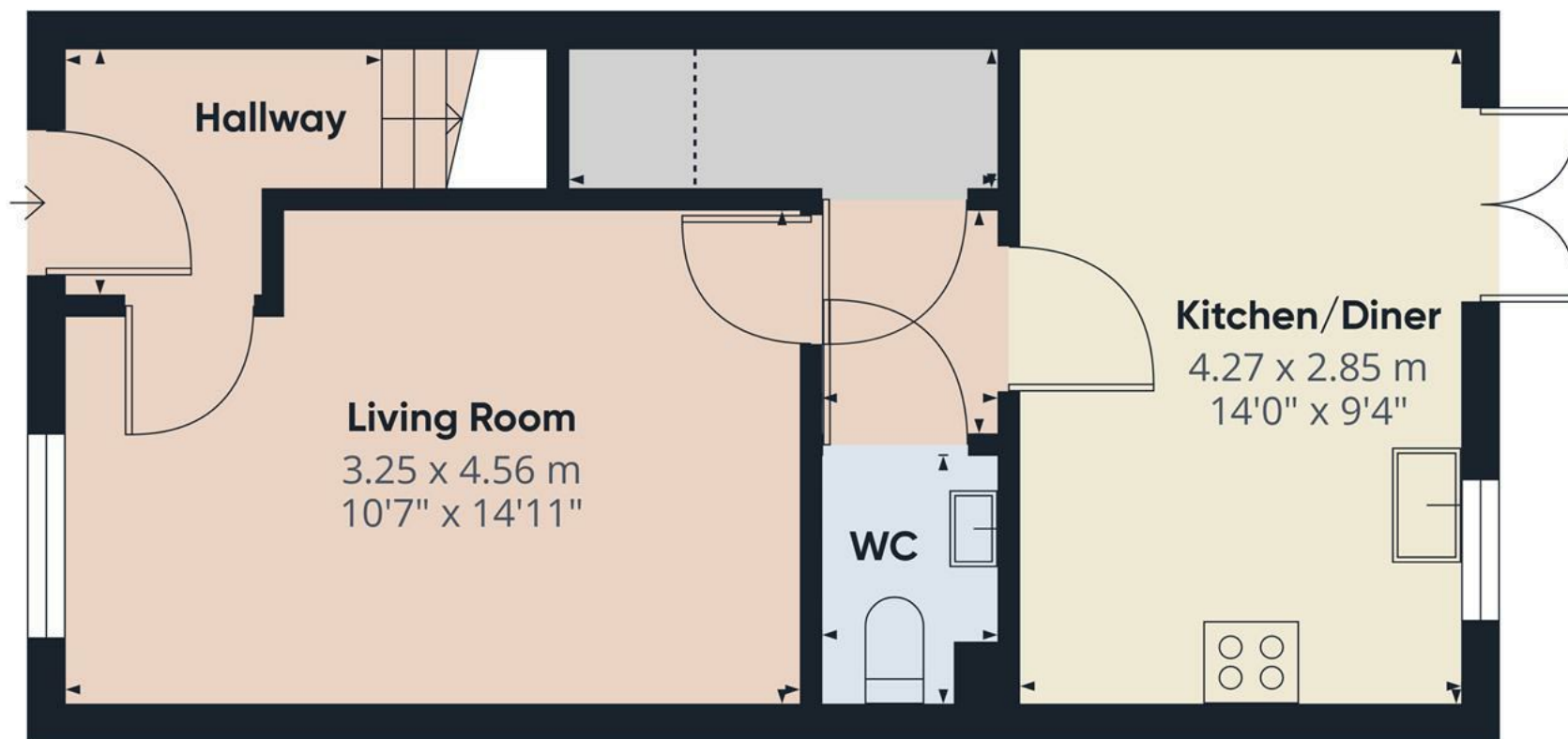












Floor 0

Approximate total area⁽¹⁾

36 m²
387 ft²

Reduced headroom

0.7 m²
7 ft²

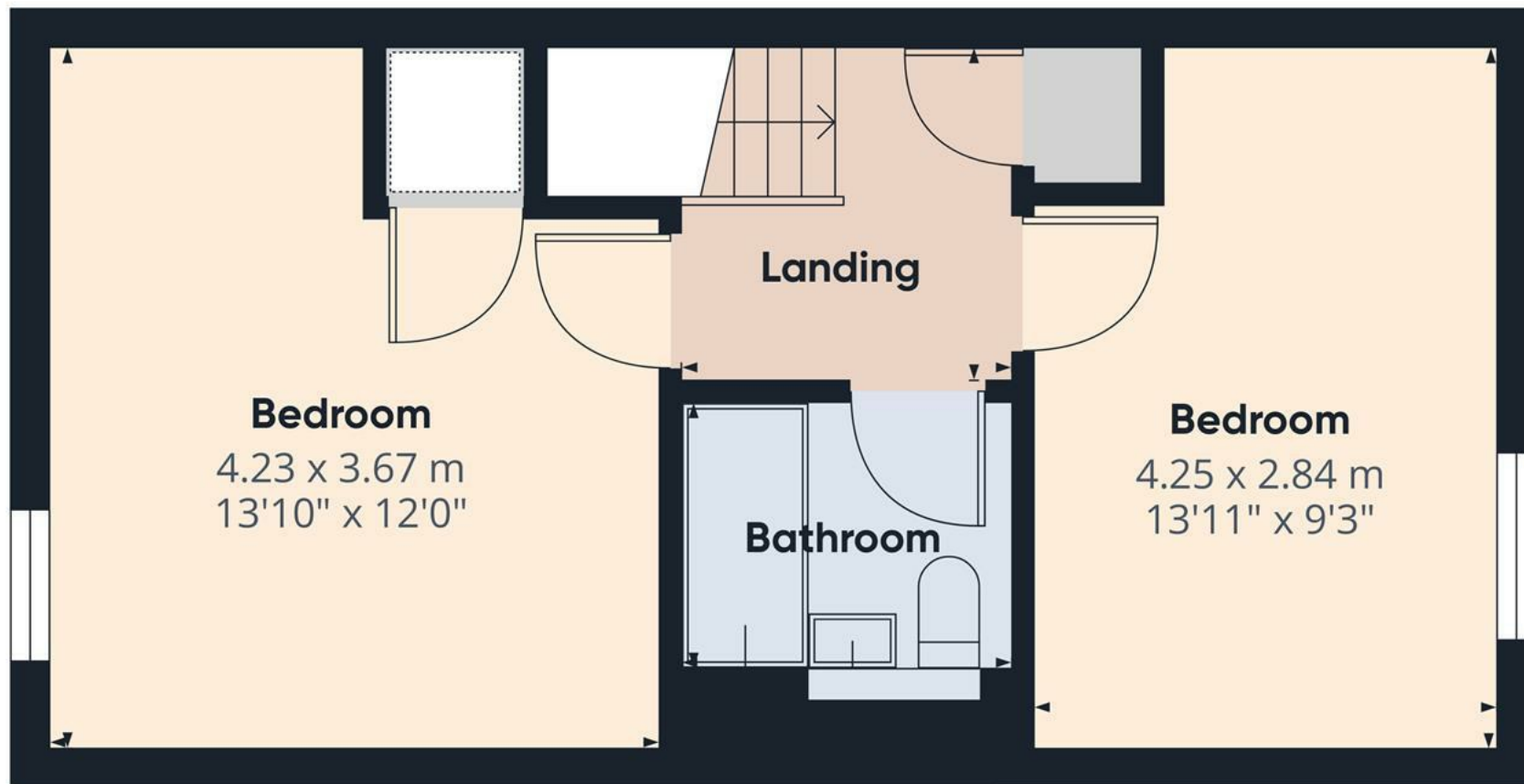
(1) Excluding balconies and terraces

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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Approximate total area⁽¹⁾

32.4 m²

349 ft²

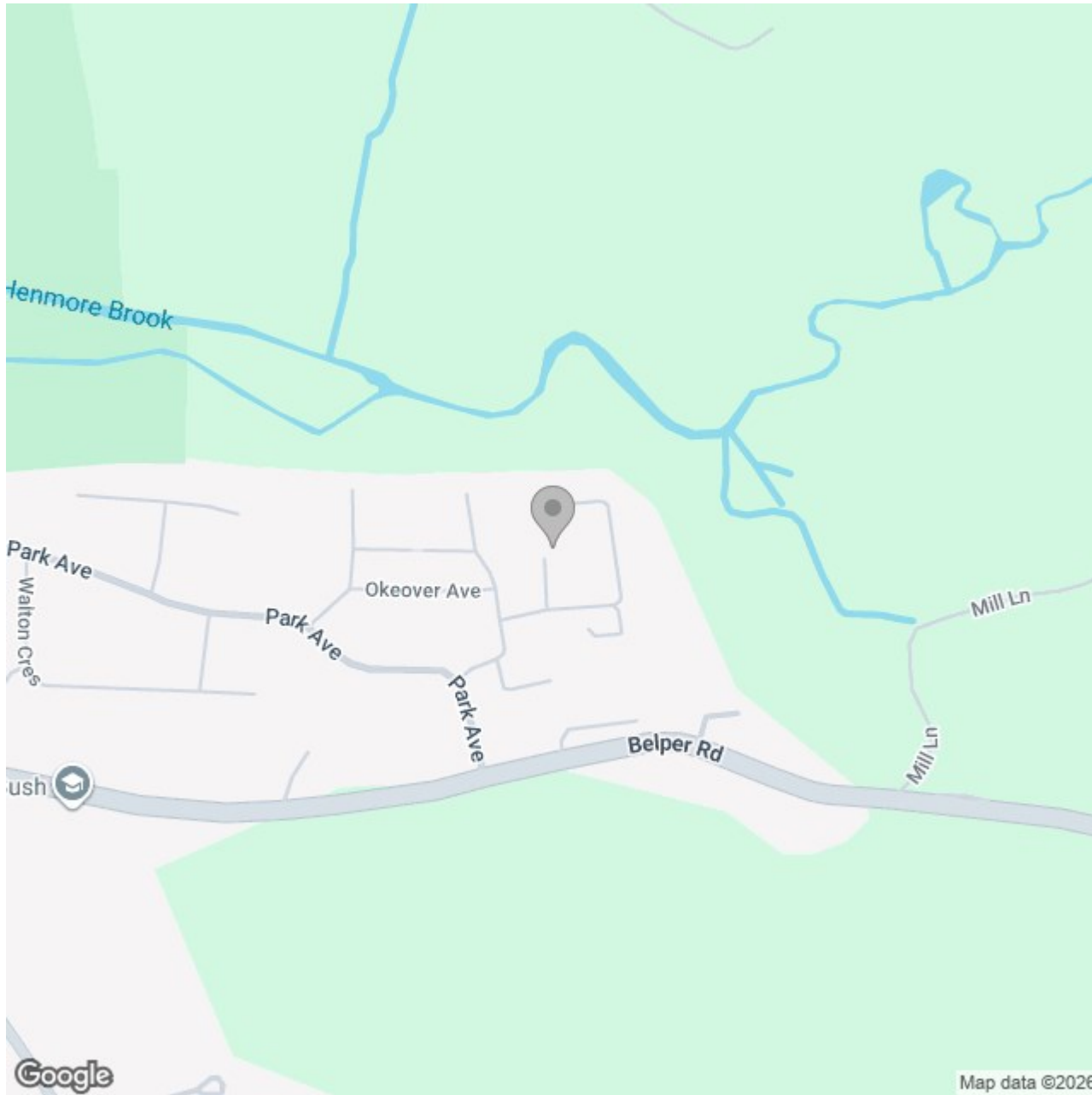
(1) Excluding balconies and terraces

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Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(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 	