





A well presented two-bedroom end-townhouse offered on a 40% shared ownership basis, situated within a modern residential development and benefiting from two designated parking spaces to the side of the property. This attractive home offers well-proportioned accommodation across two floors, including a generous living room, a modern kitchen diner with French doors opening onto the rear garden, two generous bedrooms and a family bathroom. The property also enjoys an enclosed rear garden and a pleasant position within the development.



## Accommodation

### Ground Floor

The accommodation is entered via the front entrance door into a welcoming entrance hallway, providing access to the living room, ground floor WC and staircase rising to the first floor.

Positioned to the front of the property is the living room, a comfortable reception space with a double glazed window allowing plenty of natural light and ample room for living room furnishings.

To the rear of the property is the kitchen diner, fitted with a range of matching wall and base units with preparation work surfaces over, incorporating a sink with drainer and mixer tap, four ring hob with extractor over and oven below, along with space for additional appliances. The room offers space for a dining table and chairs and features double glazed French doors opening out to the rear garden, creating an ideal space for everyday living and entertaining.

Completing the ground floor accommodation is a guest WC, fitted with a low level WC and wash hand basin.

### First Floor

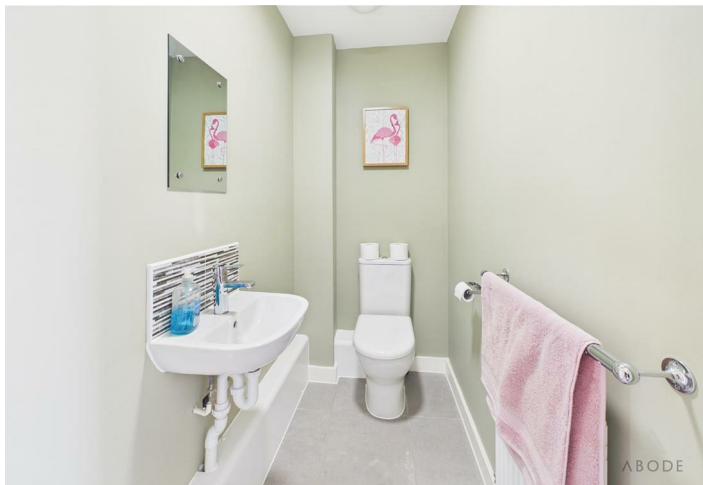
The first floor landing provides access to two well-proportioned bedrooms and the family bathroom.

The master bedroom is positioned to the rear of the property and offers a generous double bedroom with space for wardrobes and bedroom furniture.

The second bedroom is another good-sized room and benefits from a dual aspect with windows to the front and side elevations, making it a versatile space suitable as a bedroom, dressing room or home office.

The family bathroom is fitted with a three-piece suite comprising a panelled bath with shower over and screen, wash hand basin and low level WC, complemented by tiled splash backs and a heated towel rail.







## Outside

Externally the property benefits from two designated parking spaces positioned to the side of the property.

To the rear is an enclosed garden, mainly laid to lawn with a paved patio area directly to the rear of the property, providing space for outdoor seating and entertaining. A paved pathway runs along the side with gated access, and the garden is enclosed by timber fencing creating a private outdoor space.

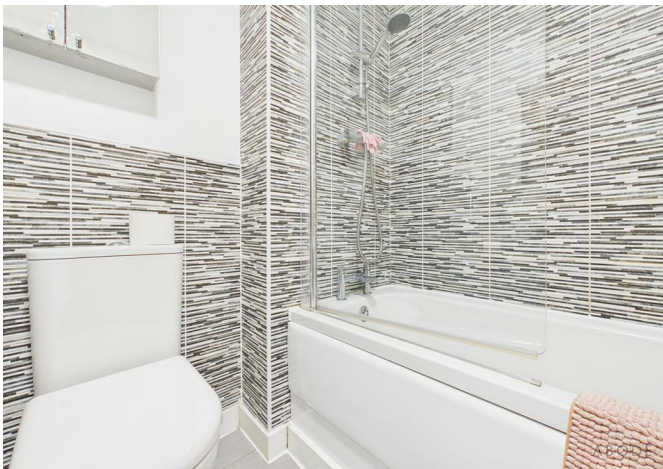
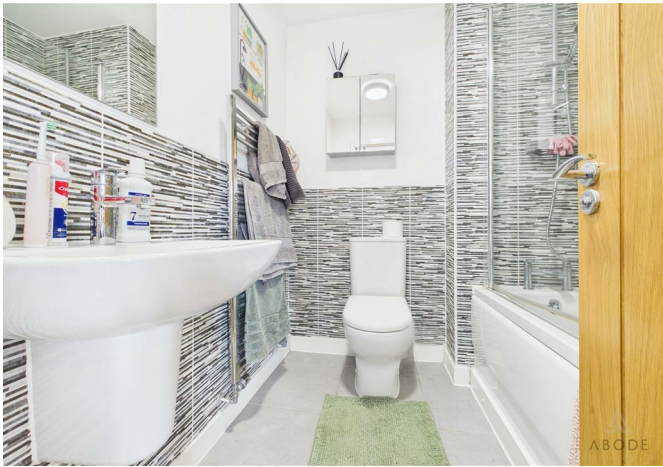
## Location

The property is located within a modern residential development offering convenient access to local amenities, schools and transport links. Nearby towns such as Burton-on-Trent and Branston provide a wide range of shops, supermarkets, cafes and leisure facilities, while excellent road links including the A38 and A50 provide access to Derby, Lichfield and beyond. The area also benefits from nearby green spaces and countryside walks, making it an appealing location for a range of buyers.

## Shared Ownership Information

Buyers will need to meet the current criteria set by Midland Heart for their shared ownership scheme. Further information regarding eligibility can be obtained via their website or by contacting them directly.

Tenure – Leasehold. Our client advises us that the property is leasehold.  
Rent: £290.08 per month.



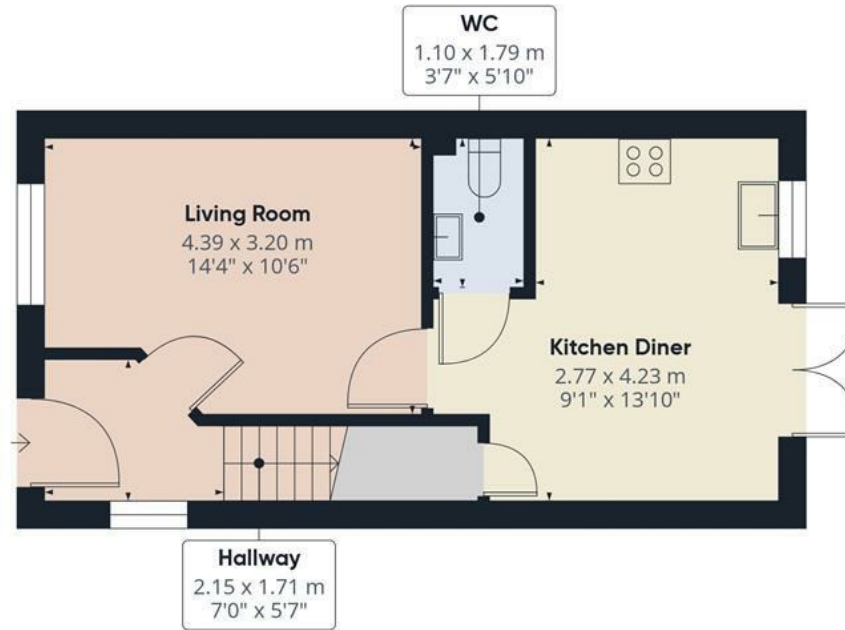




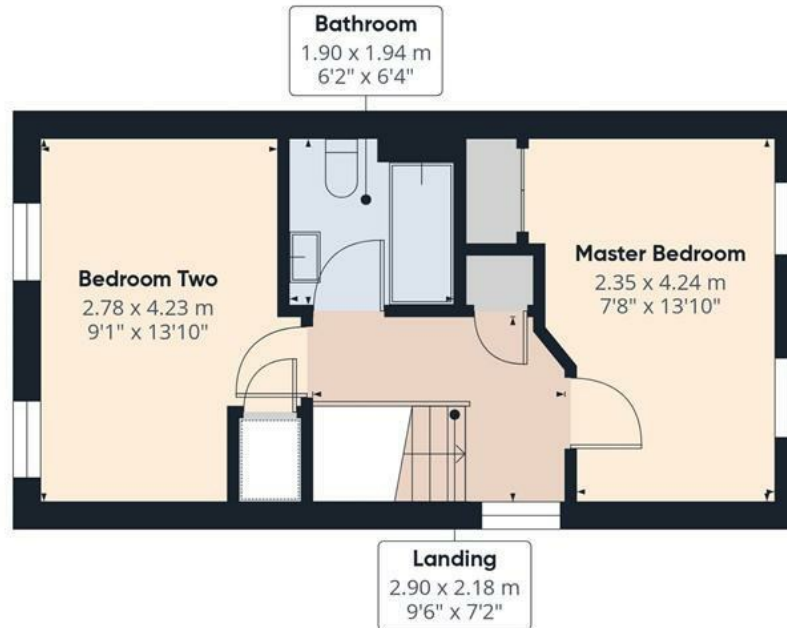








Floor 0



Floor 1



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

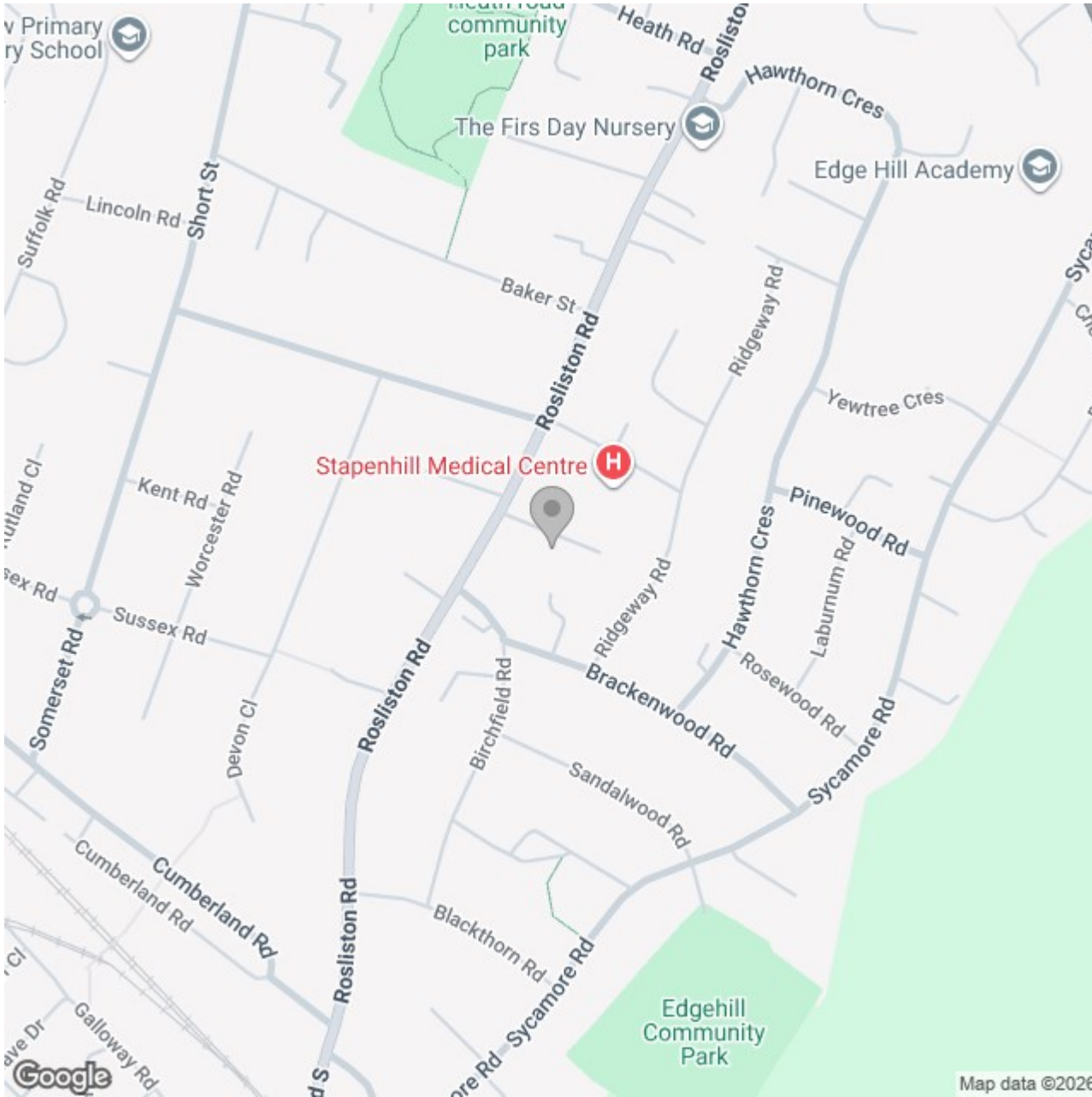
67 m<sup>2</sup>  
721 ft<sup>2</sup>

(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.

GIRAFFE360





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	