





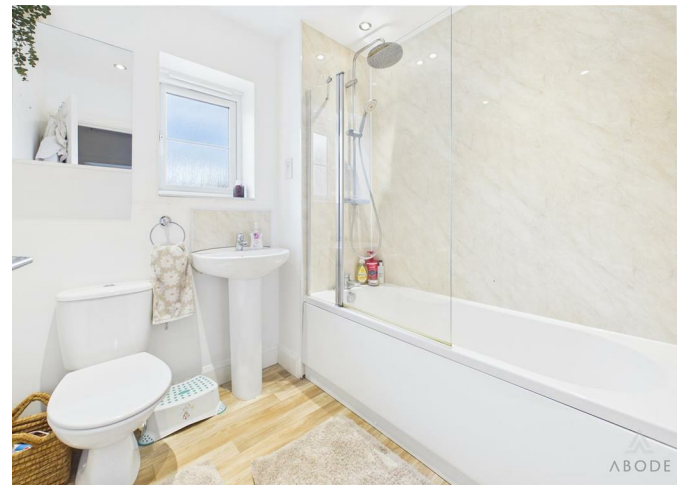
An attractively presented two-bedroom semi-detached home situated within a modern residential development in Drakelow, available to purchase as a 35% shared ownership share through Midland Heart. Combining bright, well-proportioned accommodation with tasteful decoration, the property offers a welcoming home with a separate fitted kitchen, a spacious living/dining room, a downstairs cloakroom and two generous bedrooms.

Decorative wall panelling and wood-effect flooring add character to the ground floor, while French doors connect the main reception room to an enclosed rear garden with a paved patio and lawn. A driveway alongside the property provides off-road parking, completing an appealing opportunity for buyers seeking a modern home within reach of Burton-on-Trent, Swadlincote and the surrounding countryside.



ABODE
SALES & LETTINGS



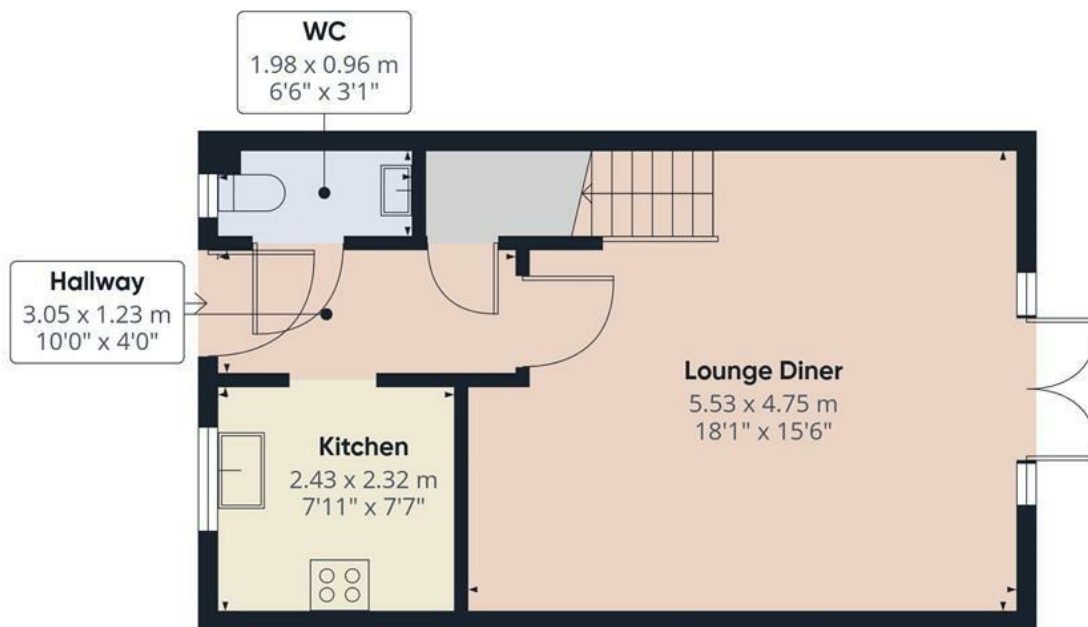




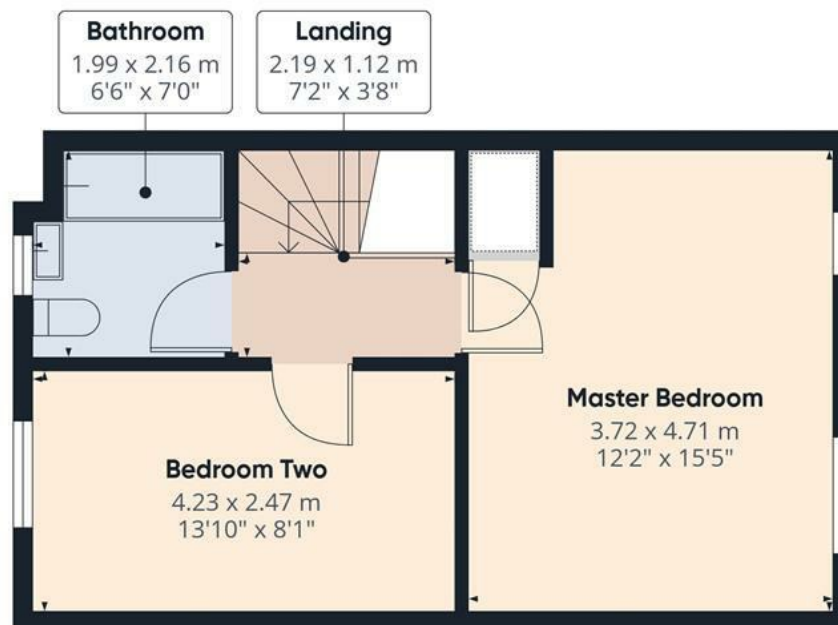








Floor 0



Floor 1

Approximate total area⁽¹⁾

70.8 m²

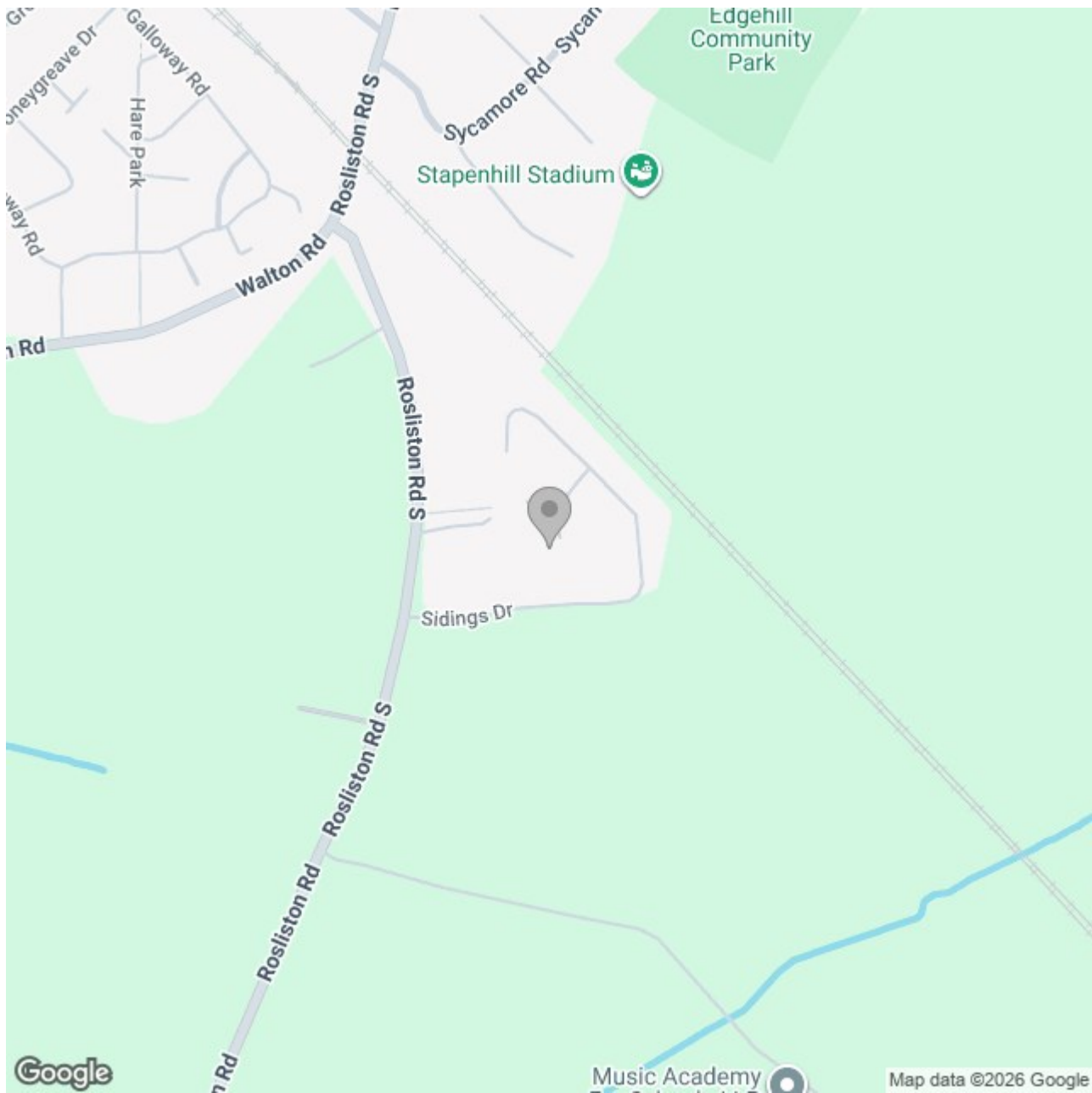
762 ft²

(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.

GIRAFFE360





Energy Efficiency Rating

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