ABODE
SALES & LETTINGS

Whitwell Drive, Drakelow, DE15 9WZ

60% Shared ownership £130,000



https://www.abodemidlands.co.uk







Situated on Whitwell Drive in Drakelow, this beautifully presented two-bedroom mid-terrace home offers bright, modern accommodation, off-road parking and an enclosed rear garden. Available to purchase as a 60% share, the property combines a practical layout with tasteful interiors, including a separate fitted kitchen, a spacious lounge diner with French doors to the garden, and a downstairs cloakroom.

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Accommodation

Ground floor

The front entrance opens into a welcoming hallway, where neutral décor and grey carpeting establish the style continued throughout much of the home. Stairs rise to the first floor, with doors leading to the kitchen, cloakroom and lounge diner.

Positioned at the front, the kitchen is fitted with a coordinated range of light-coloured wall and base units, complemented by contrasting work surfaces and wood-effect flooring. A built-in oven sits beneath a gas hob, with a stainless-steel splashback and extractor above, while the sink is positioned beneath the front-facing window. There is also space beneath the work surface for a washing machine.

Across the rear, the lounge diner provides a comfortable setting for relaxing and entertaining, with room for both a generous sofa arrangement and a dining table. A rear-facing window and glazed French doors bring in plenty of natural light, with the doors opening directly onto the garden to create a lovely connection between the indoor and outdoor spaces.

A separate cloakroom, fitted with a WC and pedestal wash basin, completes the ground floor.

First floor

The landing provides access to two well-proportioned double bedrooms and the bathroom. Both bedrooms benefit from two windows, creating light and inviting spaces with room for freestanding furniture. The second bedroom also offers flexibility for those wishing to incorporate a desk or home-working area.

The bathroom is finished with neutral tiling and wood-effect flooring, and comprises a panelled bath with a shower and glazed screen, a pedestal wash basin and a WC.

Outside

To the front, a tarmac parking area provides off-road parking, with a paved approach to the entrance.

The enclosed rear garden is predominantly laid to lawn and bordered by timber fencing. Paving immediately outside the French doors provides space for outdoor seating, while a pathway extends along the garden to a rear access gate. The garden offers a manageable outdoor space for summer dining, relaxing and everyday enjoyment.

Location

Whitwell Drive forms part of Dracan Village at Drakelow Park, on the outskirts of Burton-on-Trent. The setting combines a modern residential development with access to the wider shopping, leisure and everyday amenities of Burton and the surrounding area.



MIDLAND HEART INFORMATION

Midland Heart Housing Association
60% Ownership with 40% Rent payable per month to the housing association

Financial Breakdown:
Full market value: £216,666.67
Representative 60% share value: £130,000
Rent on unowned share (40%) : £240.98 per month which includes the service charge of £28.64

Lease commenced 16/05/2024 Term 995 Yrs with 992 Yrs remaining.

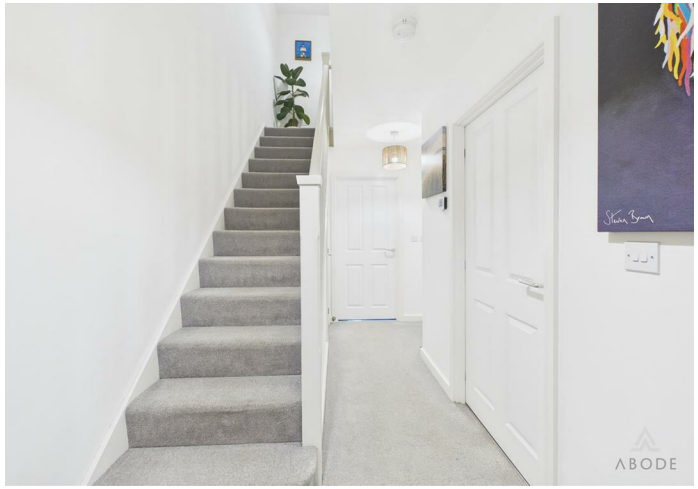
Any potential purchaser will be required to complete a Midland Heart application which will need to be completed and returned to Midland Heart resales@midlandheart.org.uk

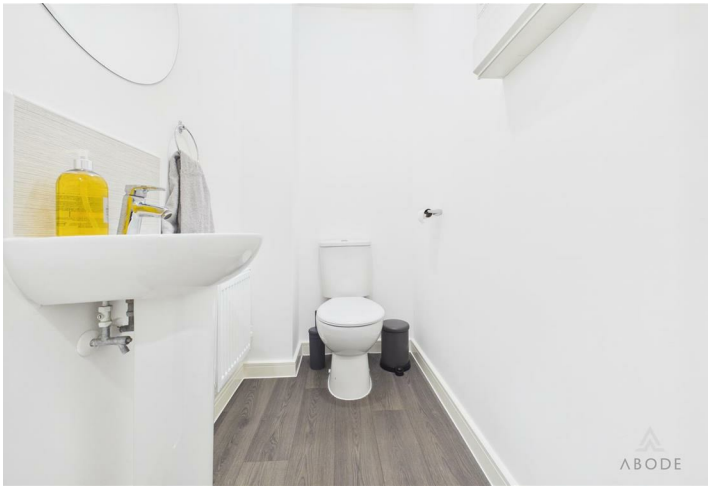



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AML Disclaimer - Burton Office

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended, Abode Midlands Ltd is legally required to undertake appropriate anti-money laundering checks as part of the property buying and selling process.
All prospective purchasers proceeding with a property transaction will be required to complete appropriate identity verification and provide satisfactory information regarding their purchasing arrangements and source of funds. Where applicable, additional checks may be required for individuals providing gifted deposits, third-party contributors, company purchasers and beneficial owners.

These checks may be requested during the offer process.

AML Compliance Fee: Abode Midlands Ltd charge a non-refundable fee of £30.00 inclusive of VAT per individual requiring identity verification. This applies to each purchaser and, where additional individual verification is necessary, any person providing gifted funds or otherwise contributing to the purchase.

The fee is payable in advance of the verification service commencing and covers the administration and processing of the relevant checks.
Verification is undertaken with the assistance of our appointed compliance provider, Thirdfort. These checks are undertaken for identity verification and anti-money laundering purposes and do not constitute an application for credit.

Additional documentation and enhanced due diligence may be required depending on the circumstances of the transaction, including the purchaser's financial arrangements and the origin of funds.

Abode Midlands Ltd will ordinarily require satisfactory completion of its due diligence procedures before issuing a Memorandum of Sale and formally progressing the transaction.

Where Abode Midlands Ltd is unable to complete legally required due diligence, we may be unable to proceed with the transaction.

PIF Disclaimer - Burton Office

Property Particulars

These particulars have been prepared by Abode (Midlands) Limited in good faith, using information verified by the seller, property inspections and relevant third-party sources. Reasonable steps have been taken to ensure accuracy and disclose material information, although certain details may not have been independently verified and may be subject to change.

Measurements and Floor Plans

All measurements and floor areas are approximate. Floor plans are for illustrative purposes, may not be to scale and should not be relied upon for precise measurements.

Photographs and Illustrations

Photographs show the property's appearance at the time taken. Furniture and appliances shown may not be included. A.I. created images and digitally altered photographs are illustrative, with material alterations identified where appropriate.

Services and Installations

Unless stated otherwise, Abode has not tested any services, installations or appliances. Purchasers should obtain appropriate professional inspections where required.

Tenure and Legal Matters

Information concerning tenure, boundaries, rights of way, covenants, planning and building regulations is based on available information. Purchasers should ask their solicitor to verify these matters before entering into a binding contract.

Fixtures and Fittings

Only fixtures, fittings and contents expressly agreed as part of the sale are included.

General

Please contact Abode for clarification of any information important to your purchase. These particulars do not form part of a contract. Nothing in this disclaimer excludes any liability or consumer rights that cannot lawfully be excluded.

Service Charges and Management Fees

Modern and new-build properties may be subject to service charges or estate management fees. Purchasers should confirm details with their solicitor.






ITS A GOOD DAY TO HAVE A GOOD DAY
HEAR YOU






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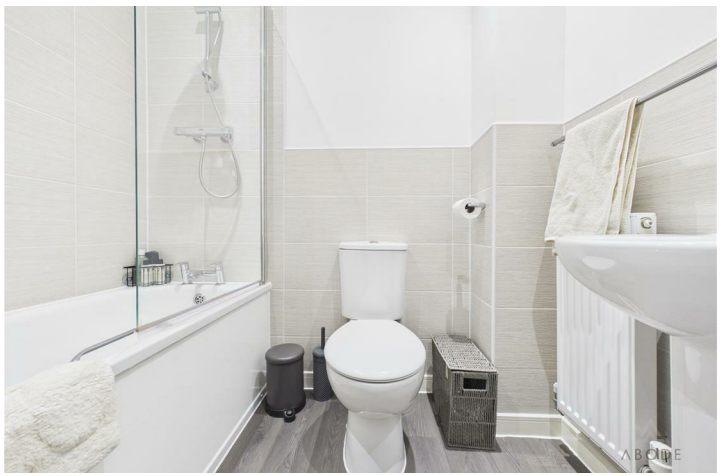


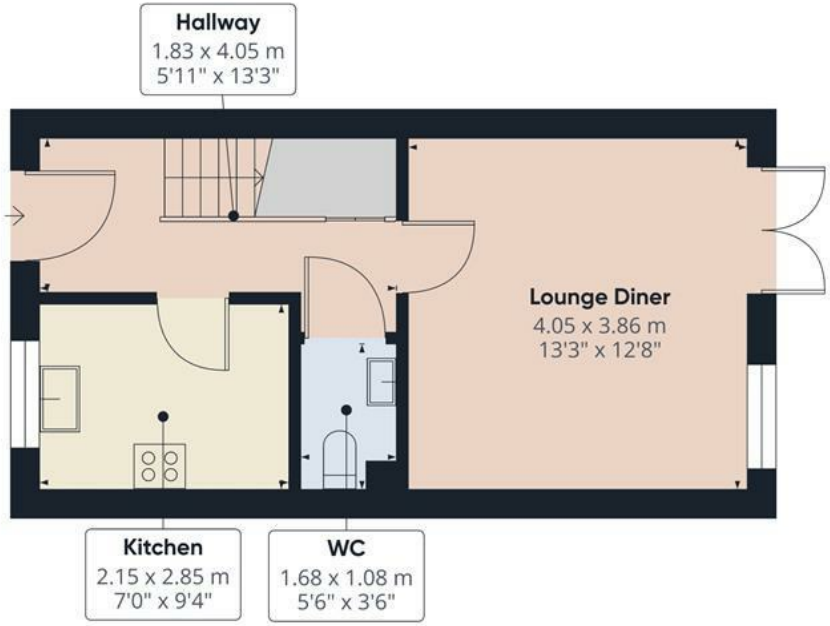



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Floor 0





Floor 1

ABODE

Approximate total area(1)

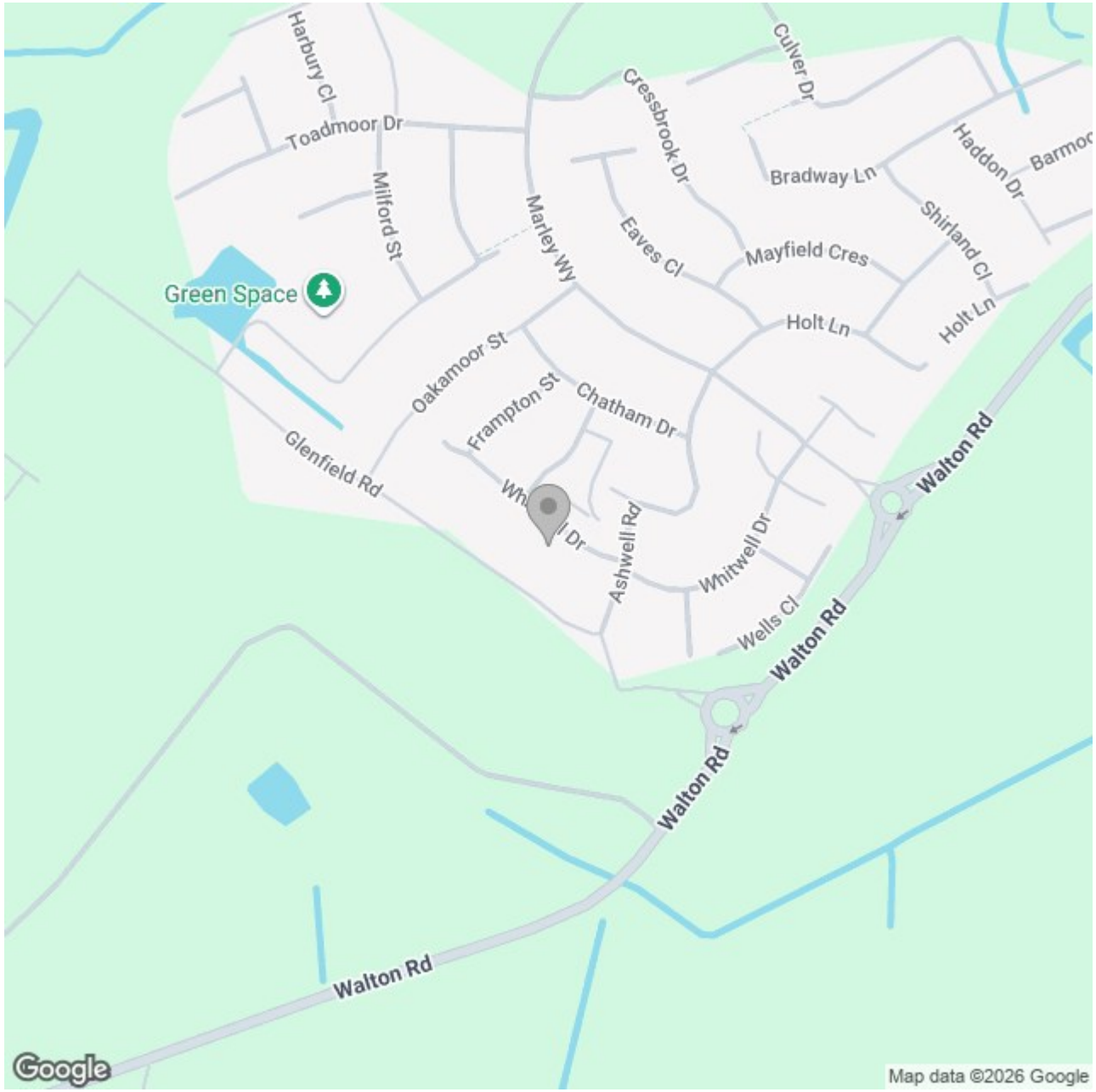
60.6 m²

652 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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.