





An excellent opportunity to purchase a 25% shared ownership share of this beautifully presented two-bedroom semi-detached home, occupying a pleasant position on a modern development in Burton-on-Trent. The property offers stylish, ready-to-move-into accommodation, including a spacious lounge diner, fitted kitchen, two double bedrooms, contemporary bathroom, enclosed rear garden and off-road parking.



Accommodation

Ground Floor

A welcoming entrance hall provides access to the fitted kitchen, cloakroom/WC and generous lounge diner. The kitchen is fitted with a range of modern high-gloss wall and base units, contrasting work surfaces and integrated cooking appliances. To the rear, the spacious lounge diner provides an ideal space for both relaxing and entertaining, with French doors opening directly onto the garden.

First Floor

The first-floor landing gives access to two well-proportioned double bedrooms, both presented to a high standard. The accommodation is completed by a contemporary family bathroom fitted with a panelled bath with shower over, wash basin with storage beneath, WC and stylish tiled finishes.

Outside

To the front, the property enjoys an attractive planted frontage with pathway leading to the front entrance. The enclosed rear garden has been thoughtfully landscaped, offering a paved patio seating area, lawn, established planted borders and useful garden storage. A driveway is offered to the rear of the property providing parking.

Location

Union Way is conveniently positioned for Burton-on-Trent town centre, local shops, schools and everyday amenities. The area also offers straightforward access to Burton railway station and the surrounding road network, making it well suited to commuters.

Shared Ownership

This property is offered for sale on a 25% shared ownership basis. Purchasers will be required to meet the relevant shared ownership eligibility criteria and will pay rent on the remaining share; full details are available on request.

EMH INFORMATION

EMH Housing Association

25% Ownership with 75% Rent payable per month to the housing association



Financial Breakdown:

Full market value: £220,000

Representative 25% share value: £55,000

Rent on unowned share (75%) : £366.79 per month

Service charge is £36.24

Lease commenced 19/12/2024

Any potential purchaser will be required to complete a EMH application which will need to be completed and returned to EMH



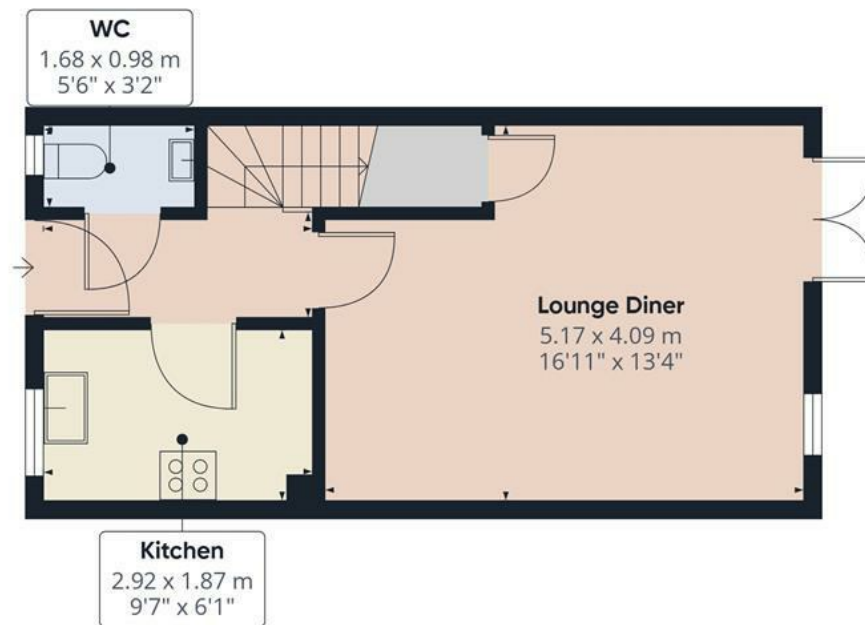




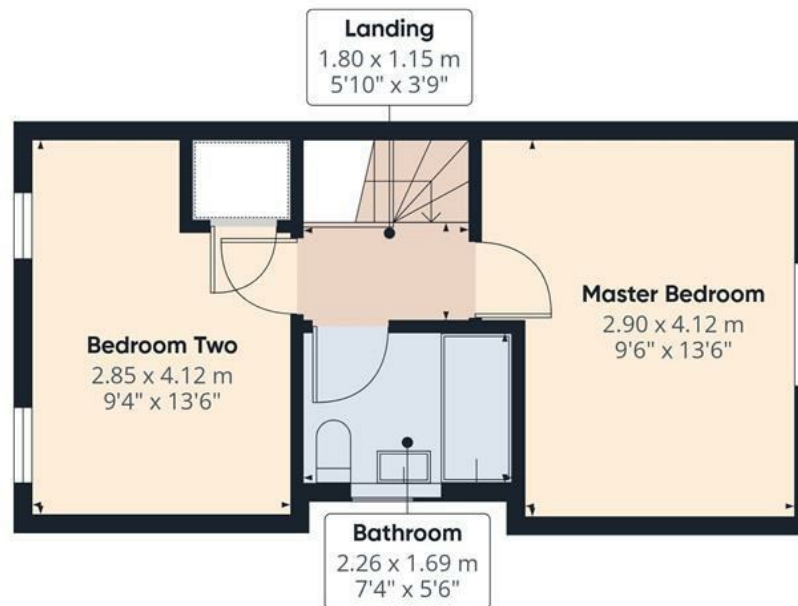








Floor 0



Floor 1



Approximate total area⁽¹⁾

62.6 m²

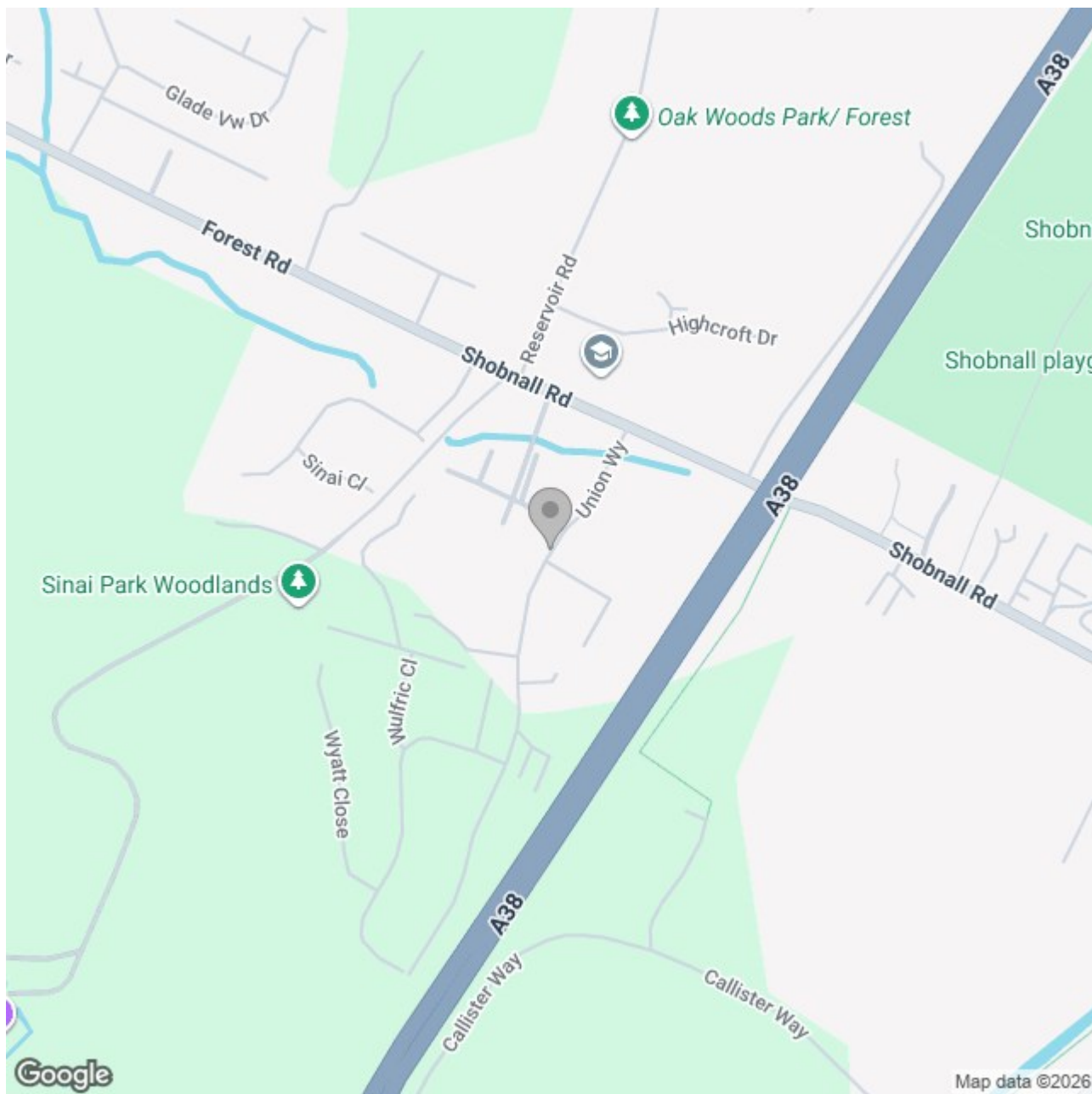
674 ft²

(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 	