ABODE
SALES & LETTINGS

Fivelands Road, Stapenhill, DE15 9AS

Offers Over £100,000

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50% SHARED OWNERSHIP A modern and beautifully presented two-bedroom semi detached home, positioned on a generous plot with off-street parking and a private rear garden.

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Accommodation

Externally, the property is set back behind a block-paved driveway offering off-street parking for two vehicles. A side path provides gated access to the private rear garden, which is mainly laid to lawn and enclosed by timber fencing, with a paved patio area directly off the kitchen diner. The garden enjoys a peaceful outlook with mature trees beyond the rear boundary, offering a degree of privacy.

This is a superbly maintained home, perfect for buyers seeking modern, low-maintenance living with green space nearby, excellent transport links, and local amenities. Early viewing is strongly recommended.

The accommodation leads through a composite front entrance door into a welcoming hallway, with carpeted stairs rising to the first floor, a radiator, and internal doors giving access to the living room and downstairs WC. The living room is a well-proportioned and bright space, featuring two front-facing double-glazed windows that flood the room with natural light. There is ample space for a range of seating furniture, complemented by wood-effect flooring, a central heating radiator, and an internal door leading through to the kitchen diner.

Positioned at the rear of the property, the kitchen diner is a spacious and sociable area, fitted with a range of modern white wall and base units with contrasting work surfaces. Integrated appliances include an oven, four-ring gas hob with stainless steel splashback and extractor over, and a stainless steel sink with drainer. There is space for additional freestanding appliances including a fridge freezer and washing machine. The dining area provides plenty of room for a large table and chairs, with rear-facing French doors opening out to the patio and garden, and an additional rear-facing window offering further garden views. The room is finished with herringbone-style vinyl flooring, recessed spotlighting, and a radiator. A door from the kitchen leads back to the hallway and the downstairs WC, which is fitted with a low-level WC, wash-hand basin with mixer tap and splashback, radiator, and extractor fan.

To the first floor, the landing provides access to both bedrooms and the family bathroom. The principal bedroom is located at the front of the property and is a generously sized double room, offering two front-facing double-glazed windows and an additional side window, ensuring excellent natural light. There is space for a range of bedroom furniture including wardrobes and drawers, with a central heating radiator and neutral carpeted flooring.

The second bedroom, positioned at the rear of the property, is also a spacious double room with two rear-facing double-glazed windows enjoying pleasant garden and tree-line views. It currently serves as a nursery and home office, showing the flexibility of the space, and includes a radiator and carpeted flooring.

The family bathroom is fitted with a modern three-piece suite comprising a P-shaped panelled bath with mixer shower over and curved glass screen, low-level WC, and pedestal wash hand basin with mixer tap. The bathroom is finished with tiled splashbacks, a heated chrome towel rail, recessed ceiling lighting, and herringbone-style flooring.

Lease Information

Lease Start Date 25/08/2022
Lease End Date 01/06/2147
Lease Term 125 years from and including 1 June 2022
Lease Term Remaining 122 years

Share Ownership

The property is a 50% shared ownership with Midlands Heart -
From 1st April 2025 the monthly charge will be as follows: -
Rent £256.08
Management Charge £26.48
Buildings Insurance £13.91
Admin Fee £2.68
Service Charge £3.94
Surp/Deficit -£2.16
Total Monthly Charge £300.93

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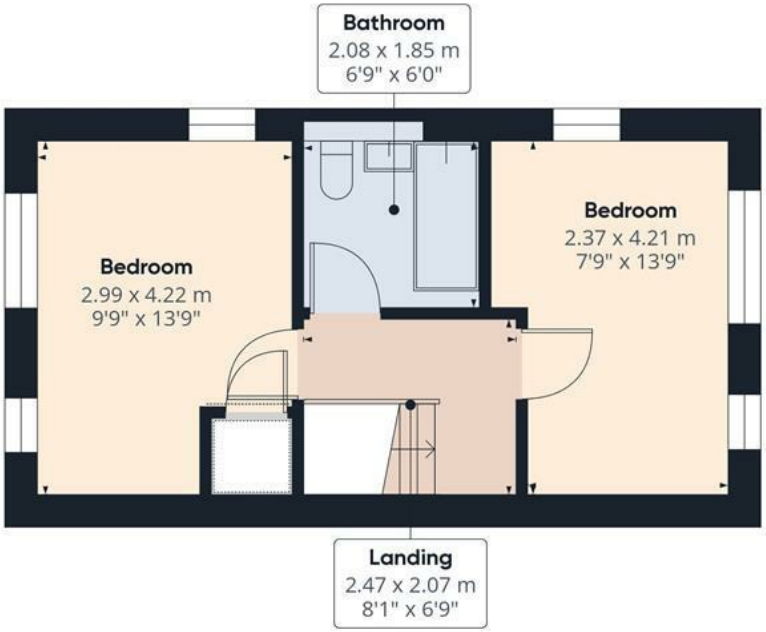
Floor 0



Floor 1

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Approximate total area(1)

65.22 m²

702.02 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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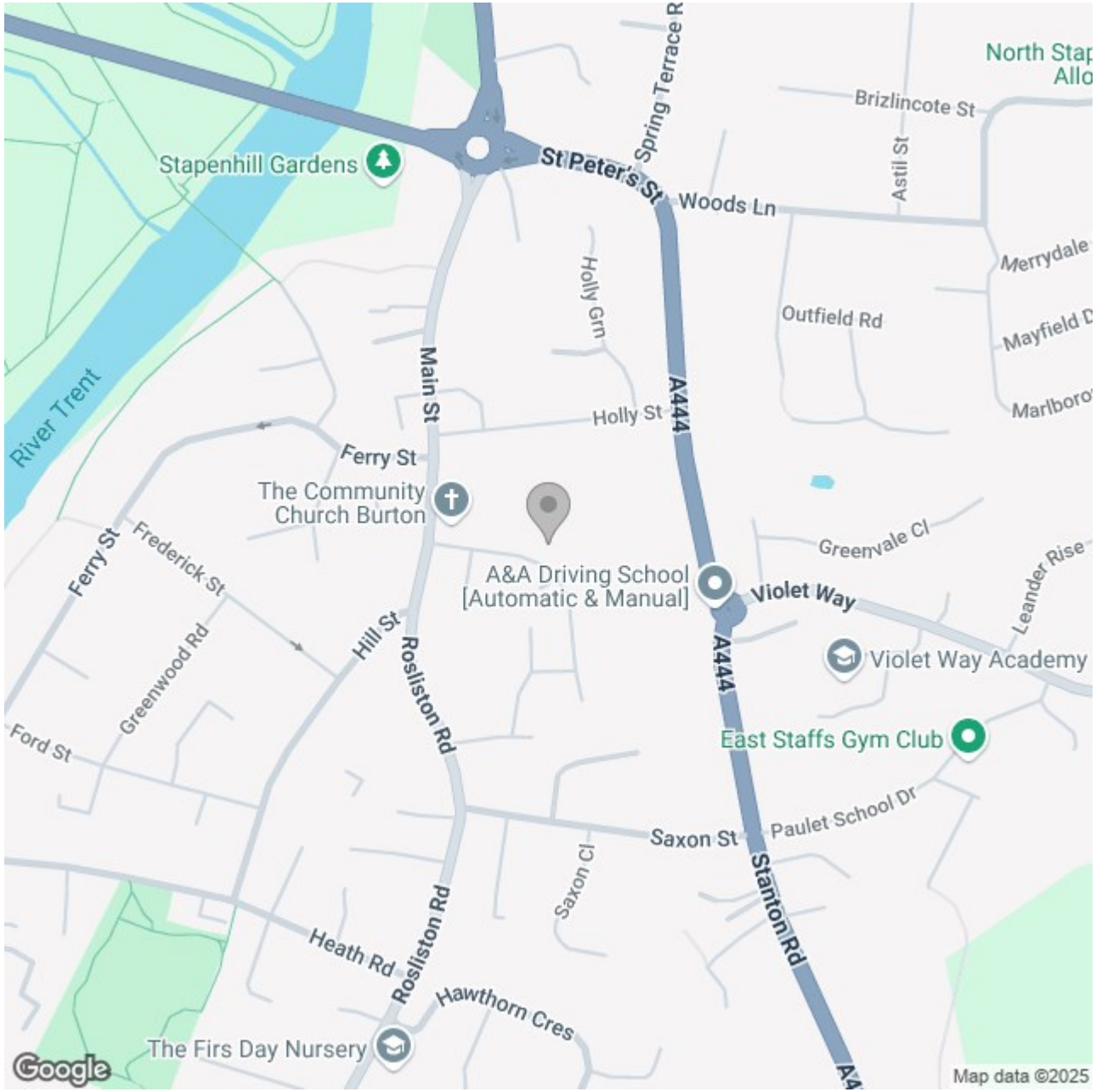

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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

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