







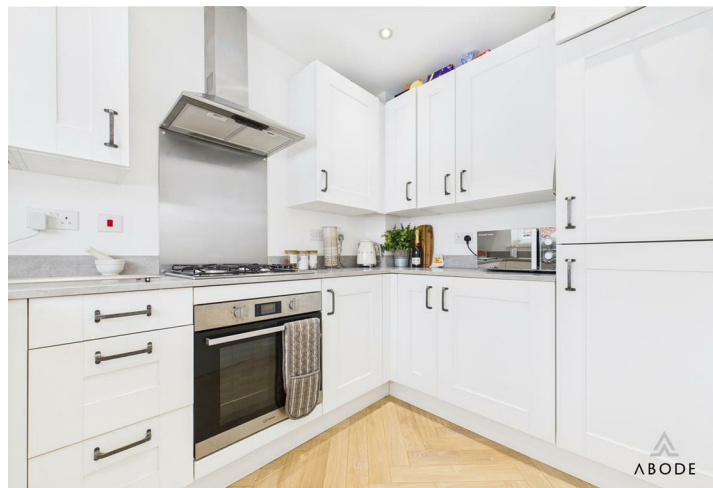
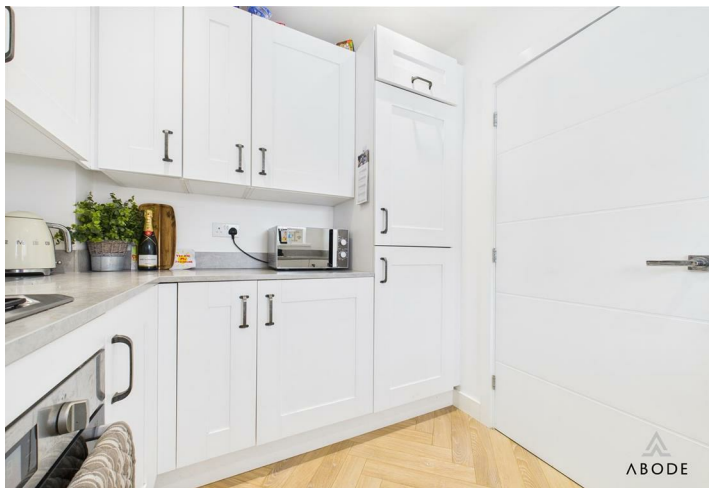
## Modern Two-Bedroom Semi-Detached Home

Offered at 20% Discount Under Local Affordable Housing Scheme – Eligibility Criteria Apply \*  
Please read below \*

This beautifully maintained two-bedroom semi-detached home is offered at a discounted market price as part of a local affordable housing scheme. Located in a popular residential area, the property benefits from off-road parking for two vehicles and a spacious, enclosed rear garden—perfect for outdoor enjoyment.

Internally, the accommodation is gas central heated and fully uPVC double glazed throughout. The layout comprises an entrance hallway, a convenient downstairs cloakroom/WC, a stylish fitted kitchen to the front elevation, and a light-filled lounge/diner with direct access to the rear garden. Upstairs, there are two generously sized double bedrooms and a modern family bathroom suite.

Externally, the property enjoys a private driveway with parking for two vehicles. A secure gated side entrance leads to the rear garden, which features a paved patio area ideal for entertaining.



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SALES & LETTINGS

### \* Eligibility Criteria for Discount \*

Criteria - You must be an eligible person to qualify to purchase this home. In order to qualify you must adhere to the following:

A combined maximum household income of £60,000 per annum and capital savings of less than £20,000.

You must intend to occupy the dwelling as your sole residence.

You must be able to demonstrate a 'local connection' to East Staffordshire (including living in the area for at least 5 years or a need to be close to relatives for support purposes or be able to prove there is a need for a household member to live close to their workplace.

Please contact us for criteria on this.

### Hallway

Welcomed via a composite front door with a glazed panel, the entrance hallway features a central heating radiator, smoke alarm, and consumer unit. A staircase rises to the first-floor landing, while a useful under-stairs storage cupboard offers practical space. Internal doors provide access to the ground floor rooms.

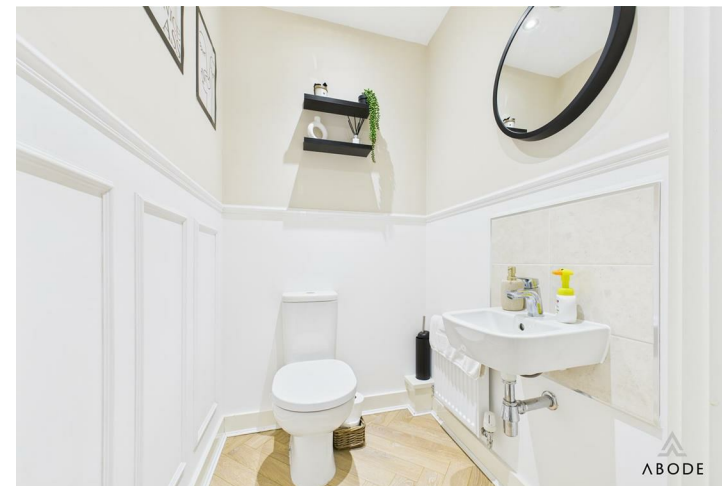
### Cloaks/W.C.

A convenient ground floor cloakroom fitted with a low-level WC featuring continental flush, a floating wash hand basin with tiled splashback, and a central heating radiator.

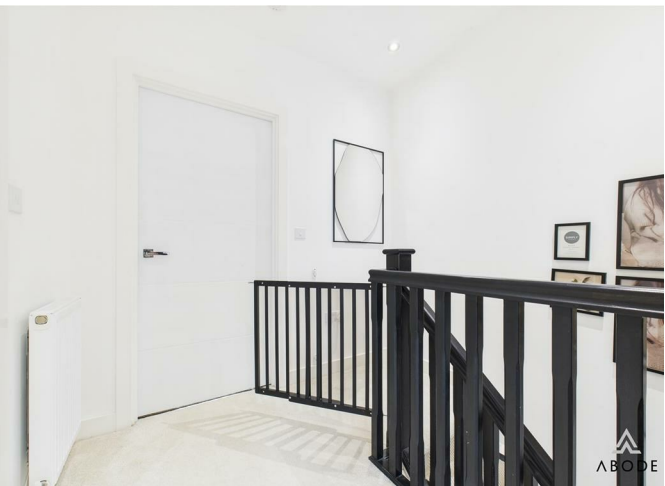
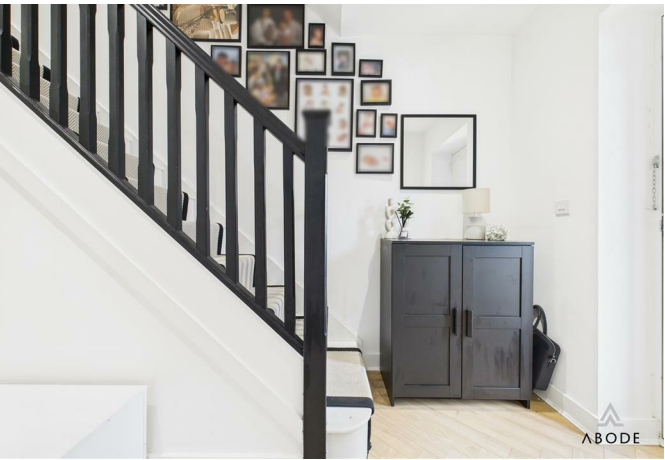


### Lounge/Diner

A light and airy reception space enjoying a UPVC double-glazed window to the rear elevation and a matching rear access door opening onto the garden. The room also includes TV and telephone points, creating a functional and relaxed living environment.









## Kitchen

Located to the front of the property, the kitchen is fitted with a range of matching base and wall-mounted units with drop-edge preparation surfaces. Integrated appliances include a 1.5-bowl stainless steel sink and drainer with mixer tap, a four-ring stainless steel gas hob with coordinating extractor hood, and built-in fridge and freezer. A UPVC double-glazed window offers natural light, and the room is completed with a central heating radiator and carbon monoxide detector.

## Landing

With loft access via a ceiling hatch and a central heating radiator, the landing provides access to all first-floor rooms.

## Bedroom One

A well-proportioned second bedroom, also benefiting from two UPVC double-glazed windows to the rear elevation. Includes a central heating radiator, telephone and TV aerial points, and a built-in wardrobe with hanging space and shelving.



## Bedroom Two

A generously sized double bedroom with two UPVC double-glazed windows to the front elevation, central heating radiator, TV aerial point, and a built-in over-stairs storage cupboard.

## Bathroom

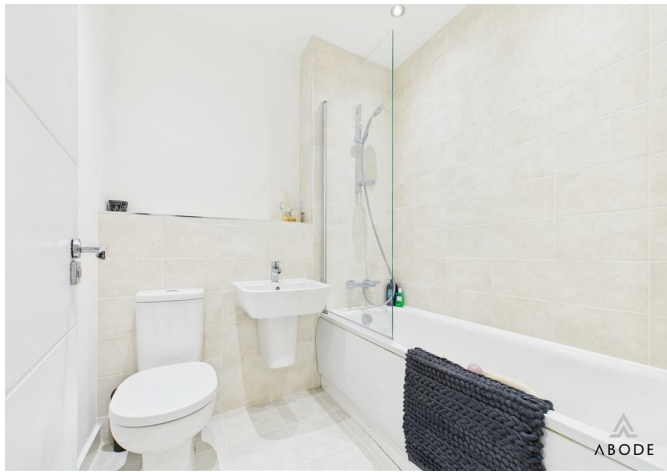
Fitted with a modern three-piece suite comprising a panelled bath with shower over, a floating wash hand basin, and a low-level WC with continental flush. Finished with complementary wall tiling, extractor fan, and a central heating radiator.

## Outside

To the side of the property is a secure gated entry, leading to a paved pathway and a private patio area—ideal for outdoor entertaining and relaxing. The rear garden is enclosed, offering a safe and pleasant space for recreation.













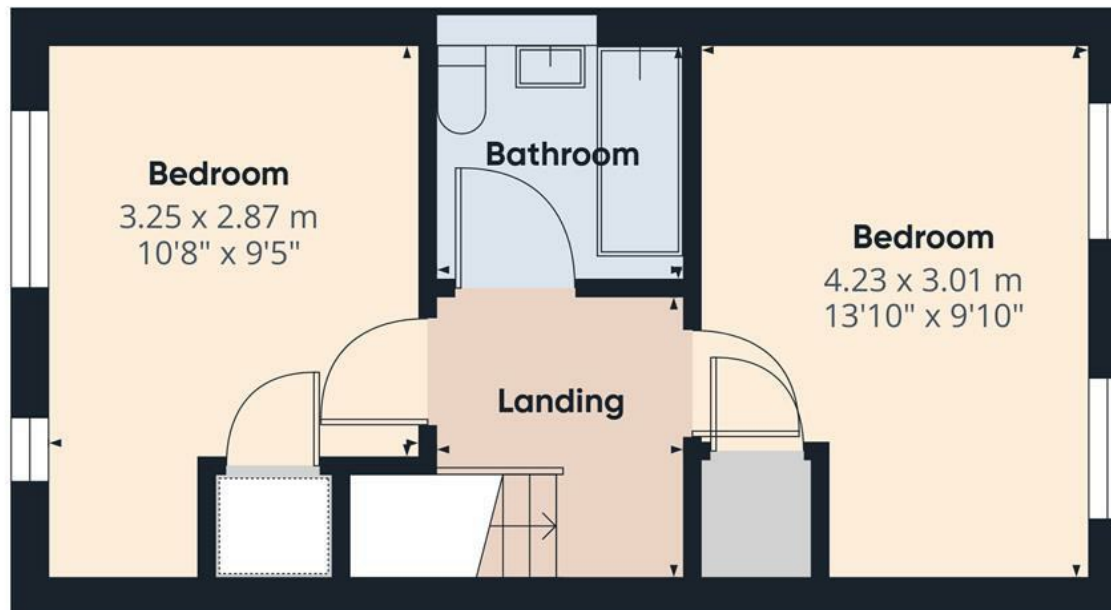


Floor 0

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

63.5 m<sup>2</sup>

684 ft<sup>2</sup>



Floor 1

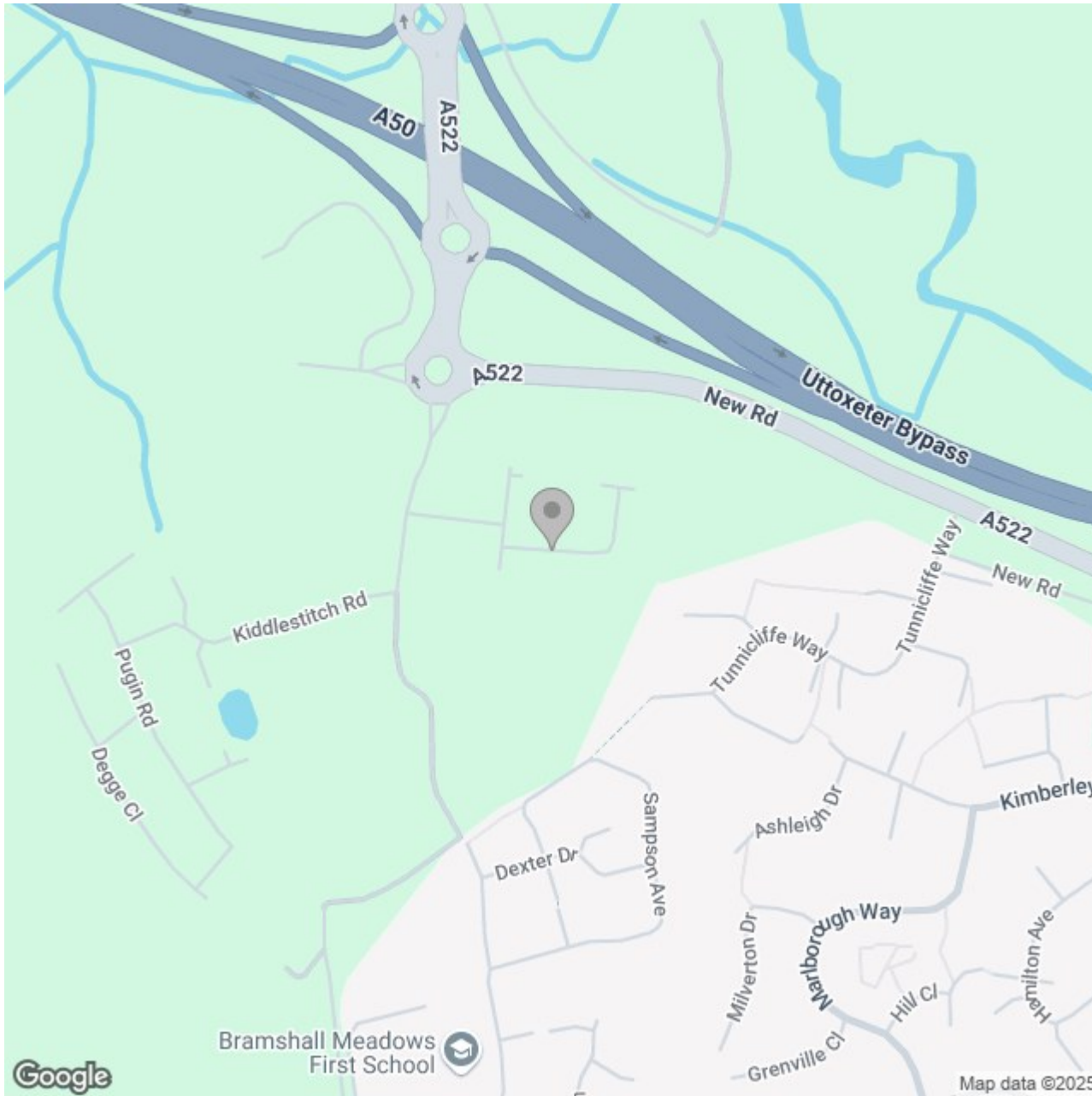
(1) Excluding balconies and terraces.

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</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 