







This immaculately presented two-bedroom semi-detached home is available at a reduced market value under a local affordable housing scheme\*.

Situated within a sought-after residential location, the property offers off-road parking for two vehicles and a generous, fully enclosed spacious rear garden, ideal for outdoor living.

The home benefits from gas central heating and uPVC double glazing throughout. The well-planned accommodation includes an entrance hallway, a ground-floor cloakroom/WC, an attractive fitted kitchen positioned to the front, and a bright and spacious lounge/diner with French doors opening onto the rear garden. To the first floor are two well-proportioned double bedrooms and a contemporary family bathroom.

Outside, the property features a private driveway providing parking for two cars. A gated side access leads to the rear garden, which includes a paved patio area—perfect for relaxing or entertaining guests.

Viewing by appointment only.





### Eligibility Criteria Applies\*

Only those that fulfil the below criteria may be eligible to purchase this home:

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 should you require any further information on this.

### Hallway

Welcomed via a composite front door with a glazed panel, the entrance hallway features a central heating radiator, smoke alarm, and electrical 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.

### Cloakroom/W.C.

A convenient ground floor cloakroom fitted with a low-level WC featuring continental flush, a wash hand basin with tiled splashback and mixer tap, a central heating radiator, extractor fan and feature wall panelling.



### Lounge/Diner

A light and airy reception space enjoying UPVC double-glazed French doors to the rear elevation leading to the rear patio. The room also includes TV and telephone points, creating a functional and relaxed living environment with a central heating radiator.









### 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 matching extractor hood, further space for freestanding and plumbing for undercounter white goods. A UPVC double-glazed window offers natural light, and the room is completed with a central heating radiator and carbon monoxide detector. In housing is the central heating combination gas boiler.

### Landing

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

### Bedroom One

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

### Bedroom Two

A well-proportioned second bedroom, also benefiting from two UPVC double-glazed windows to the rear elevation. Includes a central heating radiator and telephone point

### Bathroom

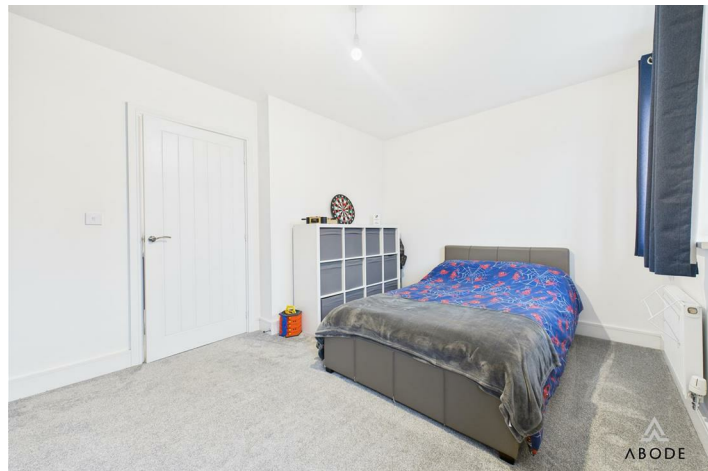
Fitted with a modern three-piece suite comprising a panelled bath with shower over, wash hand basin, and a low-level WC with continental flush. Finished with complementary wall tiling, extractor fan, and a central heating towel radiator and shaving point.

### Outside

To the side of the property is a secure gated entry, leading to a paved pathway and a private landscaped patio area—ideal for outdoor entertaining and relaxing. The larger than average rear garden is enclosed, offering a safe and pleasant space for recreation. The garden faces south west, offering ample natural sunlight all day round. The driveway to side elevation provides ample space for vehicles.







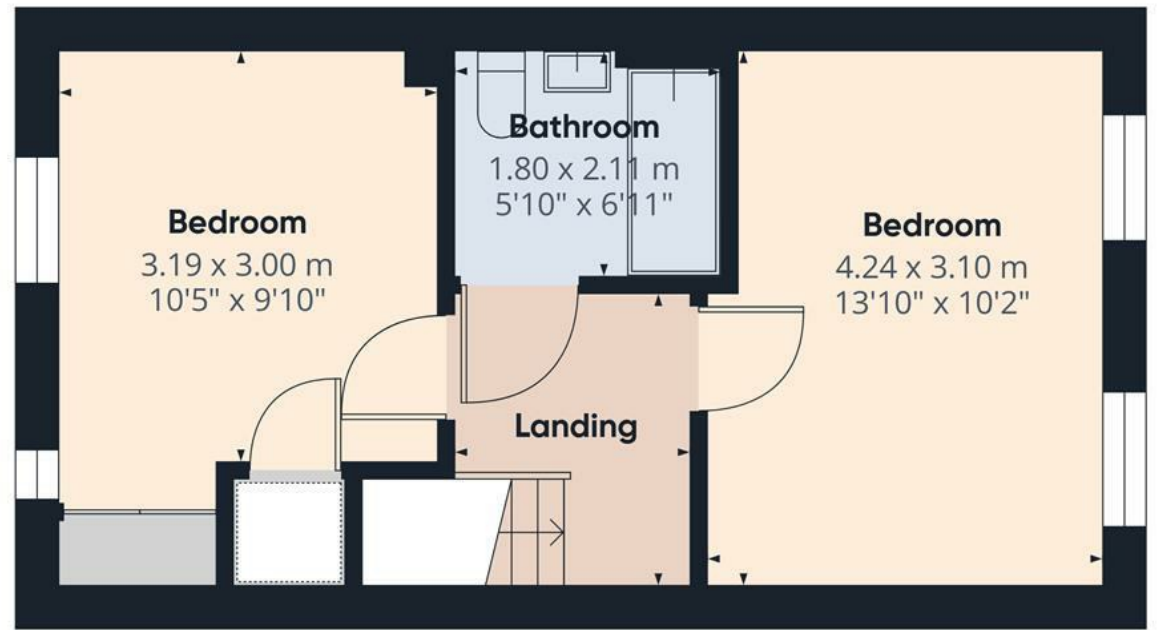








Floor 0



Floor 1

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

65.3 m<sup>2</sup>

704 ft<sup>2</sup>

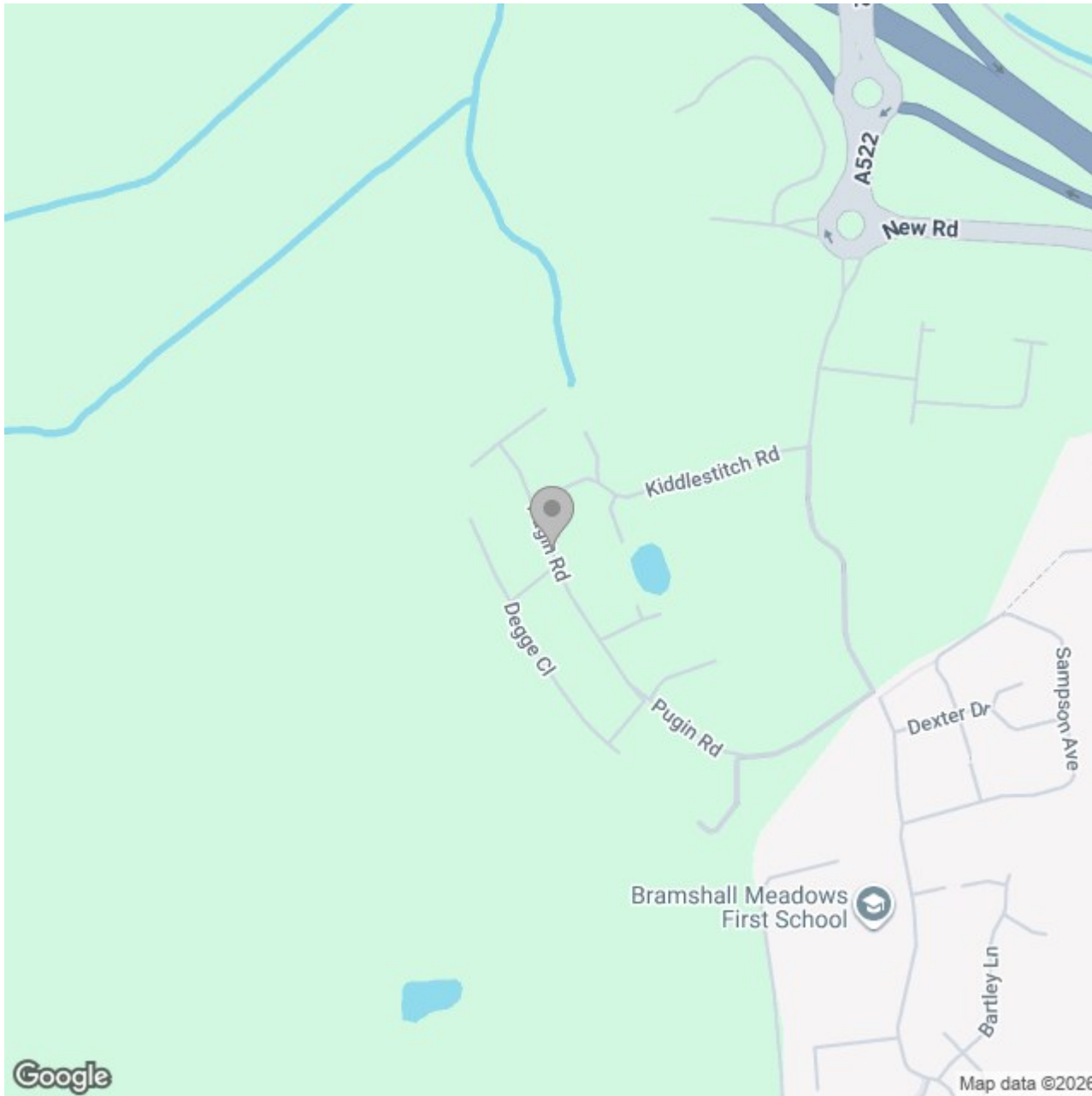
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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 