





This modern three-bedroom townhouse is ideally suited to first-time buyers and young families seeking an affordable route onto the property ladder. The home is well presented throughout and benefits from a contemporary layout, a private enclosed rear garden and allocated off-street parking, all set within a popular modern residential development.



## Accommodation

### Ground Floor

The accommodation begins with a welcoming entrance hallway, providing space for coats and shoes and giving access to the staircase rising to the first floor. A door leads into the fitted kitchen, which is finished with a range of modern wall and base units with complementary work surfaces, incorporating an integrated oven, hob and extractor, along with space for additional appliances. The kitchen enjoys a pleasant outlook to the front of the property.

To the rear, the generous lounge diner provides an excellent everyday living and dining space, flooded with natural light and offering ample room for both seating and a dining table. Double doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. A convenient ground floor WC completes the accommodation on this level.

### First Floor

The first-floor landing gives access to three well-proportioned bedrooms and the family bathroom. The main bedroom is a comfortable double room with space for wardrobes and bedroom furniture. Bedroom two is also a good-sized double, while the third bedroom lends itself well to use as a child's room, nursery or home office.

The family bathroom is fitted with a modern three-piece suite comprising a panelled bath with shower over, wash hand basin and low-level WC, finished with contemporary tiling and flooring.



### Outside

To the rear of the property is a private, enclosed garden, predominantly laid to lawn with a paved patio area ideal for outdoor seating and entertaining. The garden is enclosed by timber fencing, providing a safe and secure space for children and pets. To the front, the property benefits from allocated off-street parking.

### Please Note – Shared Ownership & Eligibility

This property is sold on a Midland Heart Shared Ownership







scheme, a government-backed affordable homeownership option provided by Midland Heart, a Midlands housing association delivering quality affordable homes across the region. Shared Ownership lets you buy a share of your home (usually between 10–75%) and pay a rent to Midland Heart on the remaining share.













Floor 0



Floor 1



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

76 m<sup>2</sup>

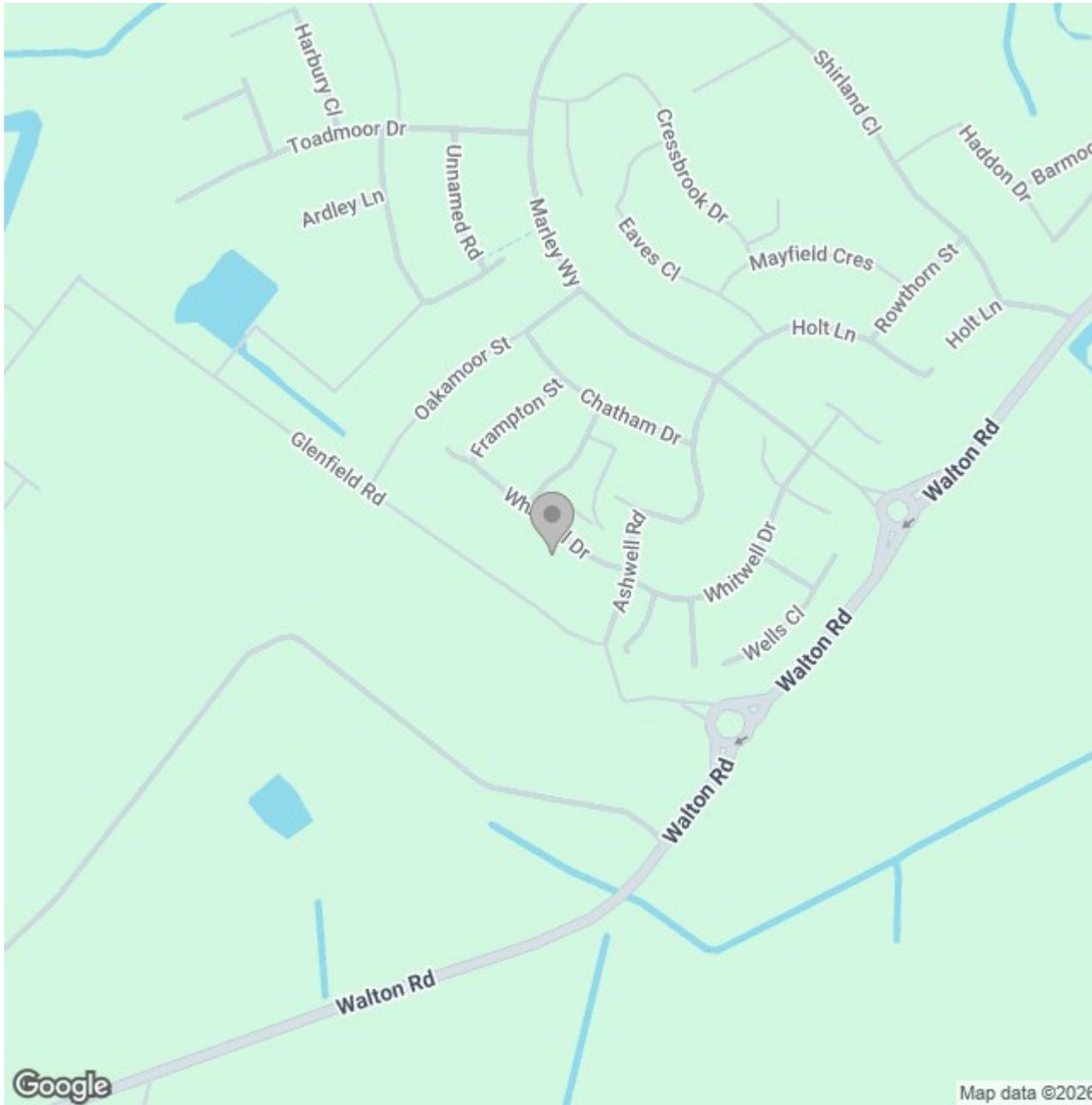
817 ft<sup>2</sup>

(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>		
(81-91) <b>B</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	