





## 50% Shared Ownership – Two Double Bedroom Town House – Cul-de-Sac Location

Located in a secluded cul-de-sac, this beautifully presented two double bedroom home offers modern, well-maintained accommodation throughout. The property features an entrance hall, spacious lounge, contemporary kitchen/diner, and ground floor WC. To the first floor are two generous double bedrooms and a stylish family bathroom with shower.

Externally, the home benefits from a private driveway and a well-kept rear garden with an extensive patio area—ideal for outdoor entertaining.

Offered on a 50% shared ownership basis with Platform Housing Association.

Additional benefits include energy-efficient heating via an air source heat pump (with immersion backup), mains electricity, and a virtual tour available.



## Property Info.

Housing Association: Platform

We are informed of the following charges, buyers are advised to confirm and check with their legal representative.

Rent: Approx. £199.90 pcm

Service Charges Approx. £41.29 pcm

Ownership:

Services: Mains electricity (Scottish Power), Water (Severn Trent- circa £40 per month)

Heating: Electric Air Source Heat Pump with hot water immersion backup. (estimated bill per month is £130.00)

## Entrance Hallway

Entered via a composite front door, the welcoming hallway features a central heating radiator, staircase rising to the first-floor landing, thermostat, electrical consumer unit, and smoke alarm. An internal door leads through to:

## Lounge

A bright and comfortable living space with a UPVC double glazed window to the front elevation. Includes a TV aerial point, telephone point, and central heating radiator. Internal access leads to:

## Inner Hallway

Providing access to a useful under-stairs storage cupboard with shelving and coat hooks. Further doors lead to:

## Cloakroom/W.C.

Fitted with a low-level WC with continental flush, a floating wash hand basin with mixer tap and tiled splashback, central heating radiator, and extractor fan.



## Kitchen/Diner

A well-appointed kitchen featuring a range of matching base and eye-level units with granite-effect rolled-edge work surfaces and complementary tiling. Integrated appliances include an induction hob with stainless steel extractor hood, oven and grill, and a stainless steel sink with mixer tap. There is additional space and plumbing for freestanding under-counter appliances. A central heating radiator and smoke alarm are also present. UPVC double glazed window to the rear elevation and French doors open out to the rear garden.







### Landing

With access to the loft via hatch, central heating radiator, smoke alarm, and an airing cupboard housing the pressurised hot water tank. Doors lead to:

### Bedroom One

A spacious double bedroom with a UPVC double glazed window to the front elevation, central heating radiator, and a useful over-stairs storage cupboard with shelving.

### Bedroom Two

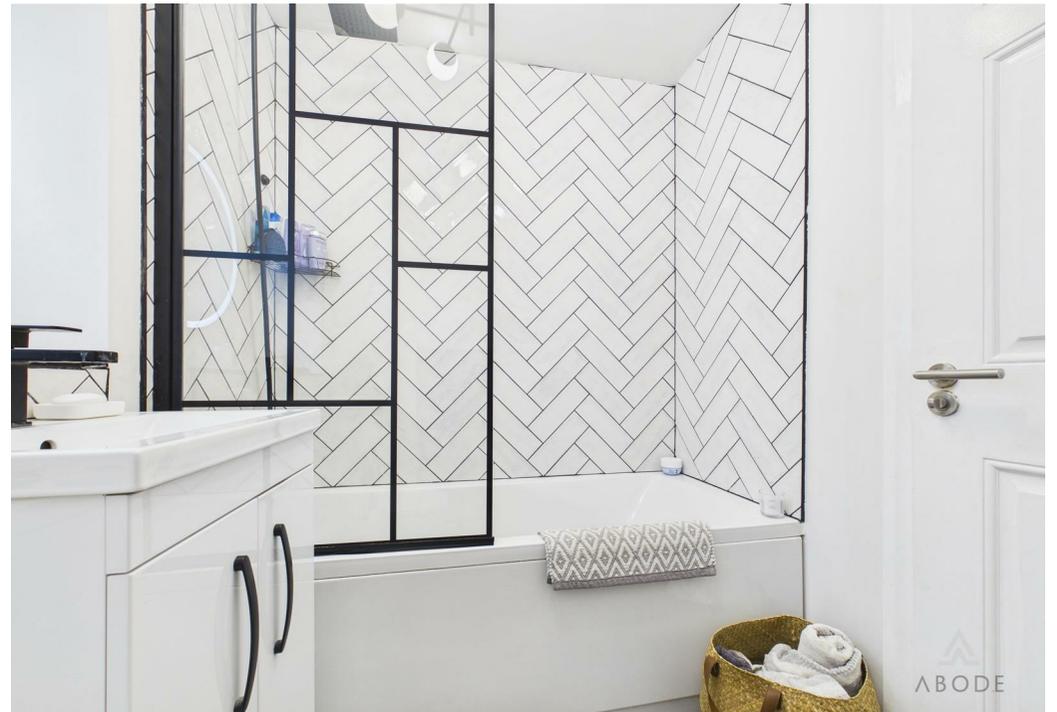
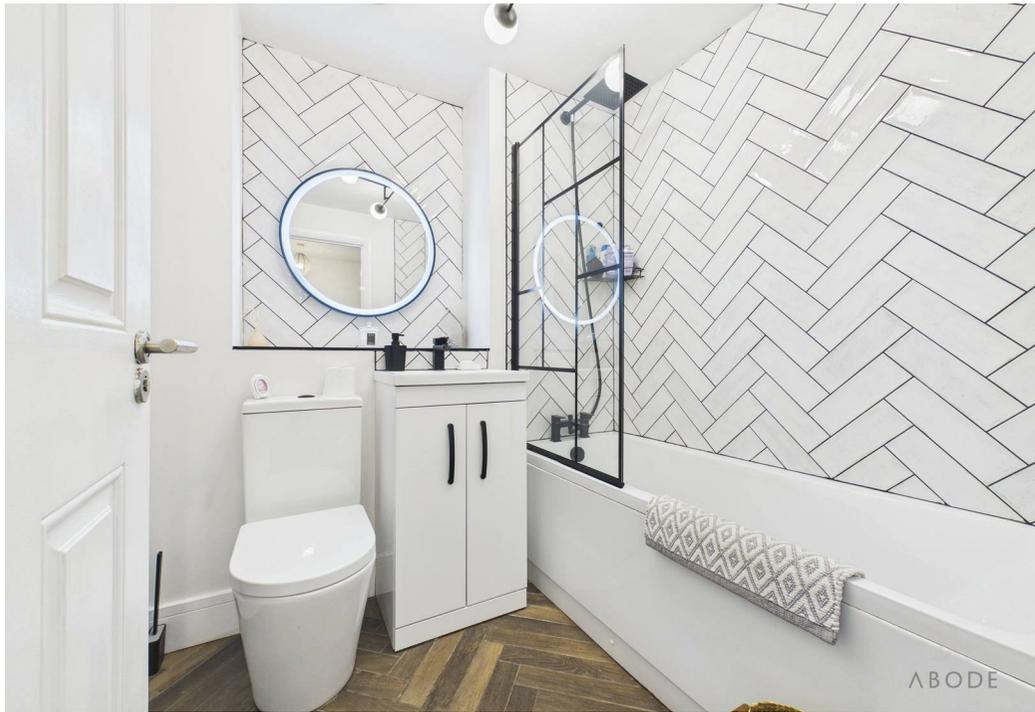
A well-proportioned second bedroom with a UPVC double glazed window to the rear elevation, central heating radiator, and telephone point.

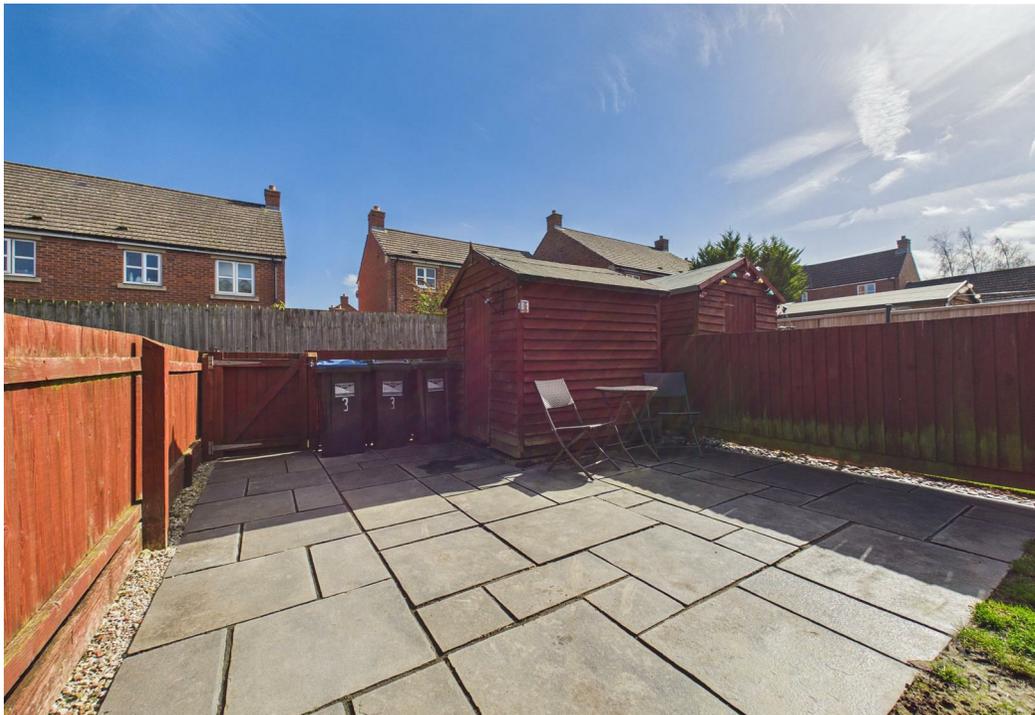
### Bathroom

A modern three-piece suite comprising a low-level WC with continental flush, pedestal wash hand basin with mixer tap, and a panelled bath with glass screen and waterfall shower over. Complementary tiling to walls and flooring, heated towel radiator, and extractor fan complete the space.

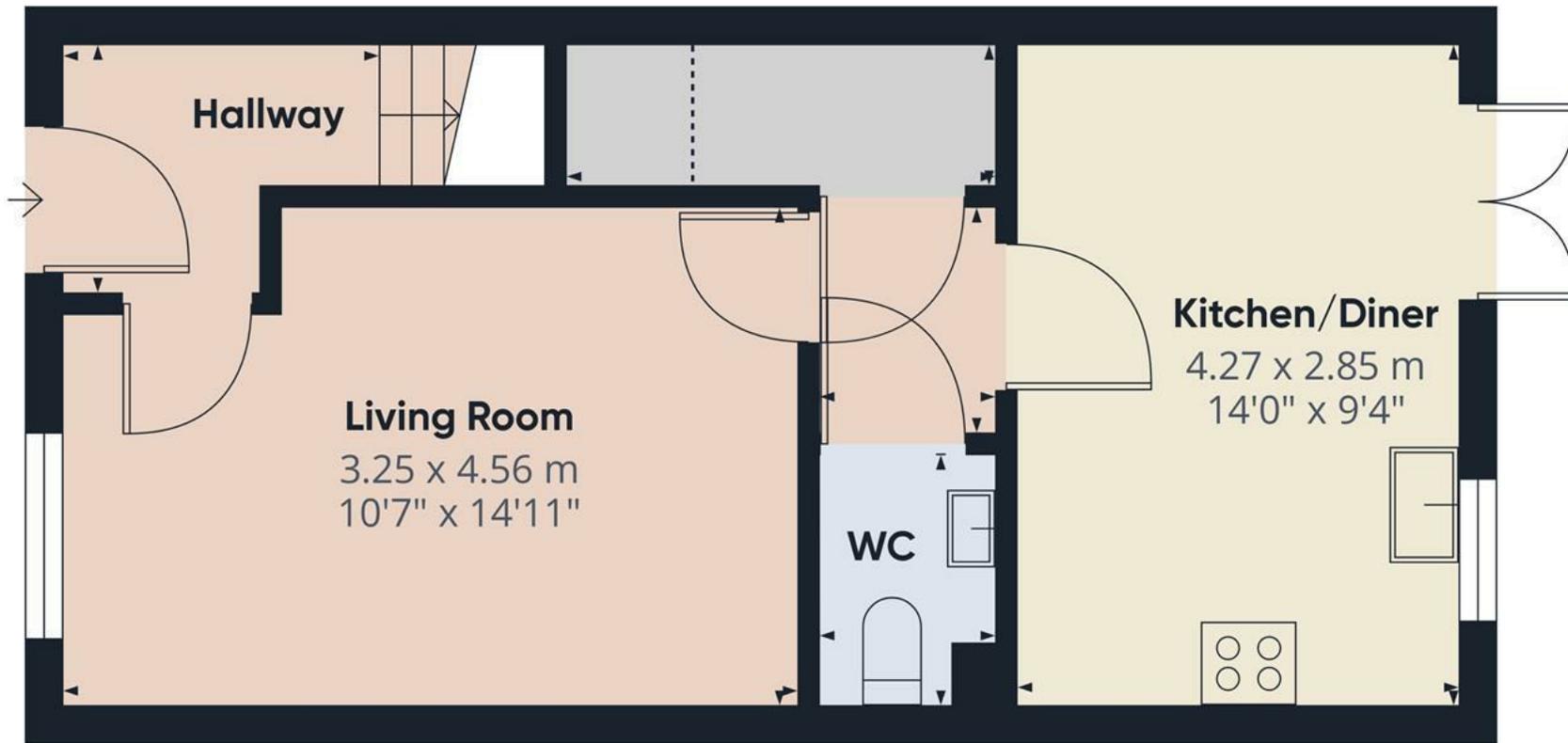












**Approximate total area<sup>m</sup>**

36 m<sup>2</sup>

387 ft<sup>2</sup>

**Reduced headroom**

0.7 m<sup>2</sup>

7 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

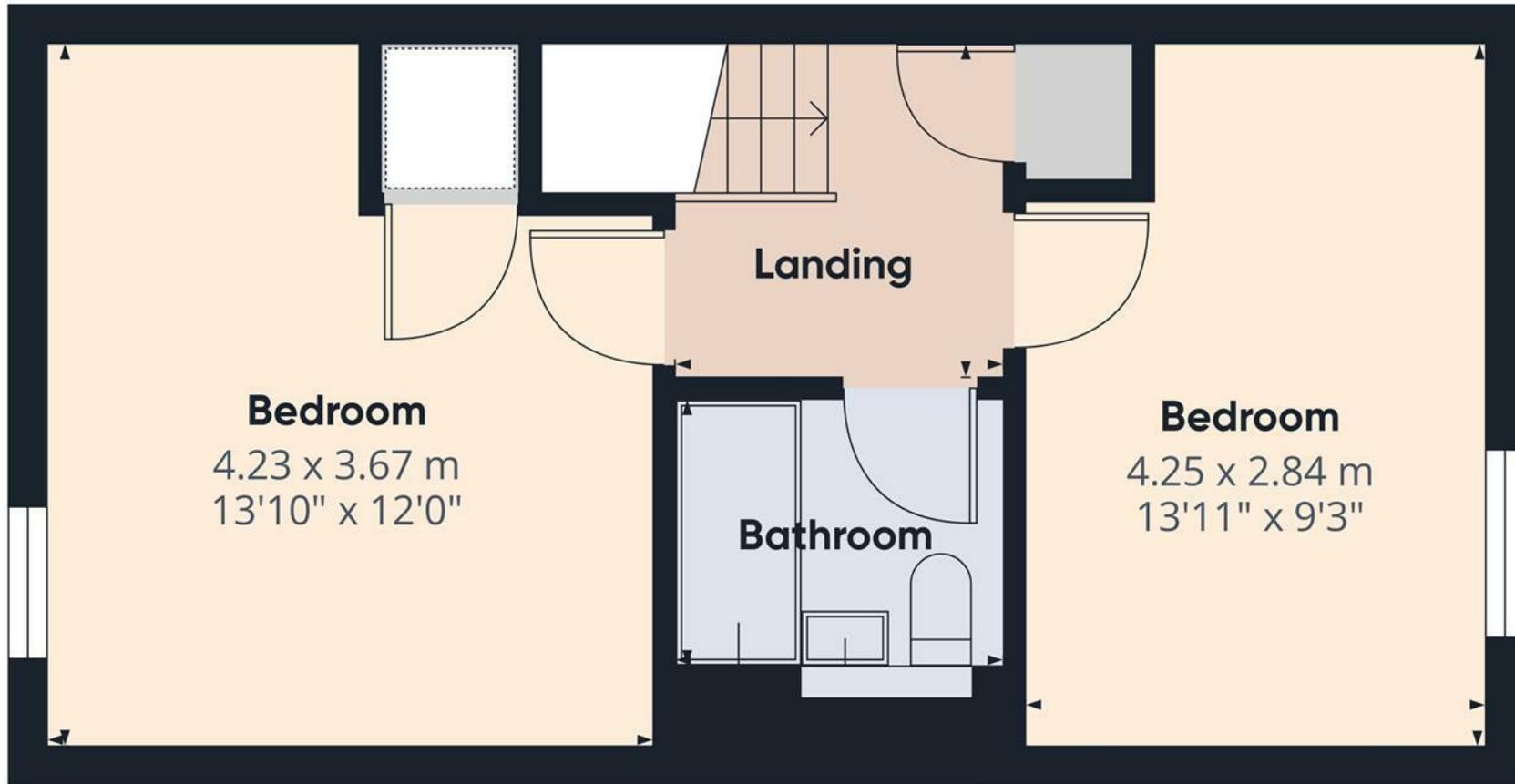
Below 1.5 m/5 ft

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

**GIRAFFE360**



Floor 0



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

32.4 m<sup>2</sup>

349 ft<sup>2</sup>

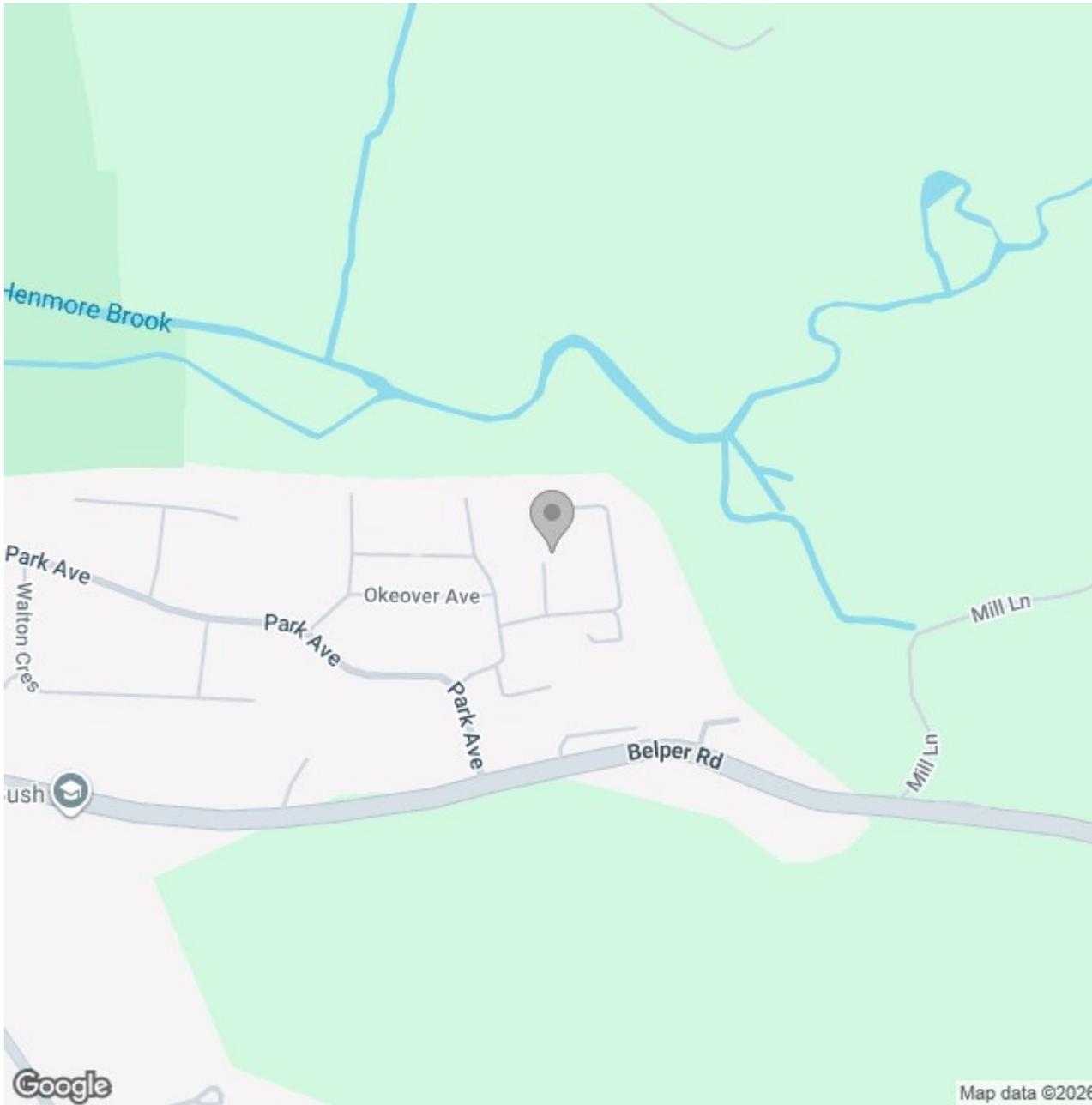
(1) Excluding balconies and terraces

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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Floor 1



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	