



DISCOUNTED HOUSING SCHEME (eligibility criteria applies). Extremely well presented semi detached home occupying an enviable position and plot on the very edge of phase 2 on the popular development.

£180,000



Early viewing and consideration of this delightful modern semi detached home is absolutely essential to appreciate its condition, primary room dimensions and most importantly its fabulous position on the very edge of phase 2 of the popular Bramshall Meadows development.

Built by St Modwen Homes in 2022, under the East Staffs discounted housing scheme, represented 80% of its full market value though you own the property in its entirety. Eligibility in criteria includes 1) A maximum combined household income of £60,000 per annum and capital savings of less than £20,000. 2) Intend to occupy the property as the sole residence. 3) Demonstrate a local connection to East Staffordshire (including living in the area for at least 5 years, need to be close to relatives for support purposes or able to prove there is a need for a household member to live close to their workplace).

A composite and part obscure double glazed entrance door opens to the welcoming hall providing a lovely introduction to the home with stairs rising to the first floor having a useful understairs cupboard, and doors to the ground floor accommodation and the fitted guest cloakroom/WC which has a white two piece suite. To the rear of the home is the well proportioned lounge/dining room which extends to the full width of the property having a uPVC double glazed window overlooking the garden and a part double glazed door providing additional light and direct access to the patio. The fitted kitchen is positioned to the front of the home having a range of base and eye level units with work surfaces and an inset sink unit set below the window enjoying a pleasant outlook, fitted gas hob with extractor hood over and electric oven under, plumbing for a washing machine and additional appliance space.

To the first floor, the landing has doors opening to the two double bedrooms, each extending to the full width of the home and both having built in storage and pleasant outlooks. Finally, there is the fitted bathroom which has a white suite with complimentary tiled splashbacks incorporating a panelled bath with a mixer tap and shower attachment, plus a fitted glazed screen above.

Outside to the rear, the south westerly facing enclosed garden has a paved patio with timber edging leading to the lawn with space for a shed and gated access to the front. To the front is a double width tarmac driveway providing off road parking.

Agents notes: There is a small communal charge of approximately £150 per annum for the maintenance of communal areas on the development.
What3words: delight.showering.seats
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Standard
Parking: Drive
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Fibre –
See Ofcom link for speed: <https://checker.ofcom.org.uk/>
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band B
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/16122024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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