



John German



25% SHARED OWNERSHIP

Well presented and maintained modern end terrace home occupying a quiet cul-de-sac position on Phase I of the popular Bramshall Meadows development.

£52,500



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Early viewing and consideration of this delightful modern home is highly recommended to appreciate its condition, room dimensions including the two good sized bedrooms, the landscaped rear garden, and its exact cul-de-sac position on the development, benefitting from a double width driveway to the front. Offered for sale at 25% of its full market value (rent to pay on the remaining share, opportunity available to increase the share from Sparrow Housing Association). Representing an ideal opportunity to first time buyers or those considering downsizing, and a great alternative to full rental.

Built by St Modwen Homes and situated within easy walking distance to the first school found on the development, the town centre and its wide range of amenities are also within reach.

Accommodation - A composite part obscured double glazed entrance door opens to the welcoming hall, providing a lovely introduction to the home, with stairs rising to the first floor with a useful cupboard below. Doors lead to the ground floor accommodation and the fitted downstairs cloakroom/WC, which has feature panelling to two walls.

Extending to the full width of the home at the rear is the generously sized lounge/dining room, which has a window overlooking the garden and a part double glazed door giving 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 fitted worksurfaces and an inset sink unit set below the window, a fitted gas hob with a stainless steel extractor hood over and electric oven under, plumbing for a washing machine and space for a fridge/freezer.

To the first floor the pleasant landing has access to the part-boarded loft and doors leading to the two good sized bedrooms, both extending to the full width of the home and able to accommodate a double bed and both with built-in storage.

Completing the accommodation is the fitted bathroom which has a white suite incorporating a panelled bath with a mixer tap and shower attachment, plus a fitted glazed screen above and complementary tiled splashbacks.

Outside - To the rear a paved patio provides a pleasant entertaining space leading to the artificial lawn which has well stocked borders and space for a shed, with a picket gate leading a further garden/play area also having stocked borders and fruit trees. Enclosed to three sides by panelled fencing, with gated access to the side.

To the front a double width driveway provides off road parking.

W3W: pickup.solution.shared

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). We believe there is a 125 year lease commenced from 31st October 2019 (approx. 118 years remaining), and we are advised the total rent and service charge paid by the current owner is £448.71 per month.

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Double width drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

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

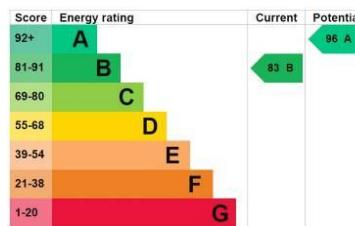
Our Ref: JGA/28012026

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Agents' Notes

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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