



Hancox Close,  
Burntwood, WS7 3AH

Shared Ownership £75,000



# Burntwood

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**\*33% SHARED OWNERSHIP\***

Welcome to Hancox Close, a wonderful two bedroom end terrace property offering a fantastic first time purchase and great way to get on the property ladder. Internally this well maintained home features an inviting living room, spacious modern kitchen, guest W/C and also useful downstairs storage.

Stairs lead to the first floor where you will find two generous double bedrooms and a well equipped family bathroom.

Outside is a pleasant privately enclosed rear garden and to the fore is allocated parking. Nearby amenities include a handful of shops, easily accessible transport links and also a handful of shops.

Chasewater Nature Reserve is also a stones throw away and offers charming country walks and great for those with pets.







## Property Specification

33% SHARED OWNERSHIP  
EXCELLENT STEP ON THE PROPERTY LADDER  
BEAUTIFUL THROUGHOUT  
MOVE-IN READY!  
NEAR TO SHOPS & TRANSPORT LINKS

Living Room 15' 2" x 12' 1" (4.62m x 3.68m)

Kitchen Diner 8' 3" x 15' 3" (2.51m x 4.65m)

W/C

Landing

Bedroom 1 15' 3" x 11' 1" (4.65m x 3.38m)

Bedroom 2 15' 4" x 10' 4" (4.67m x 3.15m)

Bathroom 7' 3" x 6' 6" (2.20m x 1.98m)

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

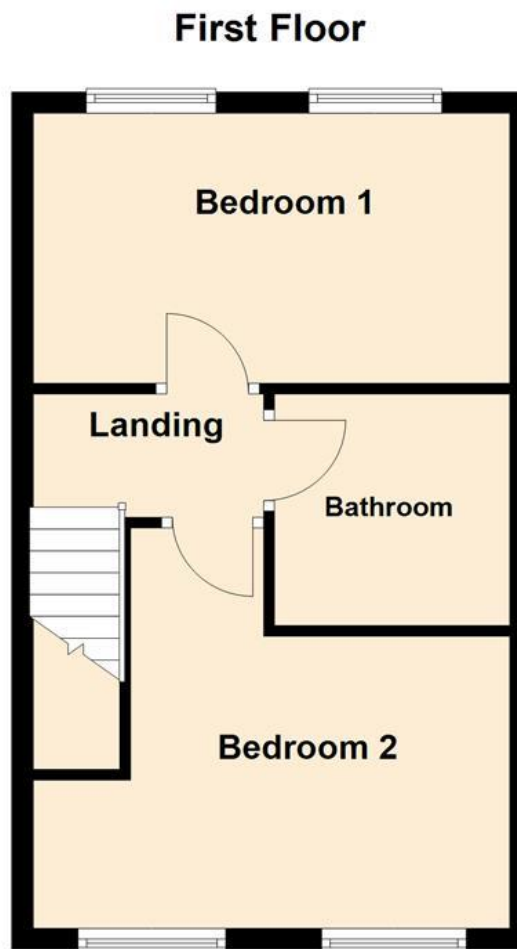
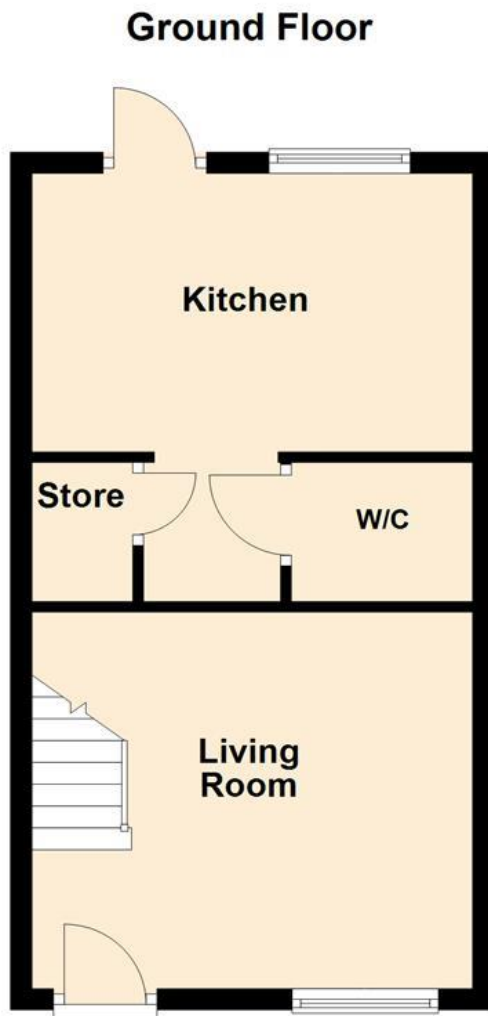
**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

### Viewer's Note:

Services connected: Gas, Electric, Water, Drainage  
Council tax band: B  
Tenure: Leasehold years remaining - 120 years  
Ground Rent: £3792.60  
Service Charge: £150.00

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

