



£117,500

 TENURE: Freehold

 EPC RATING: TBC

 COUNCIL TAX BAND: B

Western Downs Stafford

Lilleshall Way Western Downs
Stafford Staffordshire



Just like Lilleshall Abbey this delightful bungalow is set in an attractive and ideal location. The property has an age restriction to those who are aged 55 and over and the purchase price represents a 75% shared equity with the remaining 25% owned by Housing Plus Group.

We are informed that there is a ground rent payable quarterly along with a service charge. Viewing is strongly recommended of the accommodation which comprises: Entrance Porch, Hallway, Living Room, Kitchen, Two Bedrooms, Bathroom, Easily Maintainable Rear Garden with walkway to the communal parking to the rear. There are also shops close to hand.

- Mid Terrace Bungalow
- Over 55's Occupiers Only
- Lounge, Kitchen & Bathroom
- Two Bedrooms
- Communal Gardens & Parking
- Private Rear Garden, No Chain

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Entrance Hall

Being accessed through a glazed composite door with wood effect laminate floor.

Living Room 16' 11" x 10' 8" (5.15m x 3.25m)

The spacious living room includes an electric fire set within a wooden surround with marble hearth, wood effect laminate floor, radiator and double glazed window to the front elevation.

Kitchen 11' 6" x 7' 4" (3.50m x 2.24m)

Having a range of matching units extending to base and eye level with fitted work surfaces having an inset stainless steel single bowl sink unit with mixer tap. Spaces for appliances, tiled effect laminate floor, tiled splashbacks, radiator and double glazed window to the rear elevation.

Lobby

The following lead off:



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Bedroom One 11' 6" x 11' 11" (3.51m x 3.64m)

A spacious double bedroom with a useful storage cupboard housing the gas central heating boiler, wood effect laminate floor, radiator and double glazed sliding door leading to the rear elevation.

Bedroom Two 9' 11" x 8' 7" (3.03m x 2.62m)

Having access to loft space, wood effect laminate floor, radiator and double glazed window to the front elevation.

Bathroom 6' 8" x 5' 5" (2.03m x 1.65m)

Having a suite comprising of a panelled bath with electric shower over and chrome taps, pedestal wash basin with chrome taps and close coupled WC. Part tiled walls, tiled effect floor and radiator.

Outside - Front

The property is approached over a paved pathway leading to the entrance door with a lawned garden

Outside - Rear

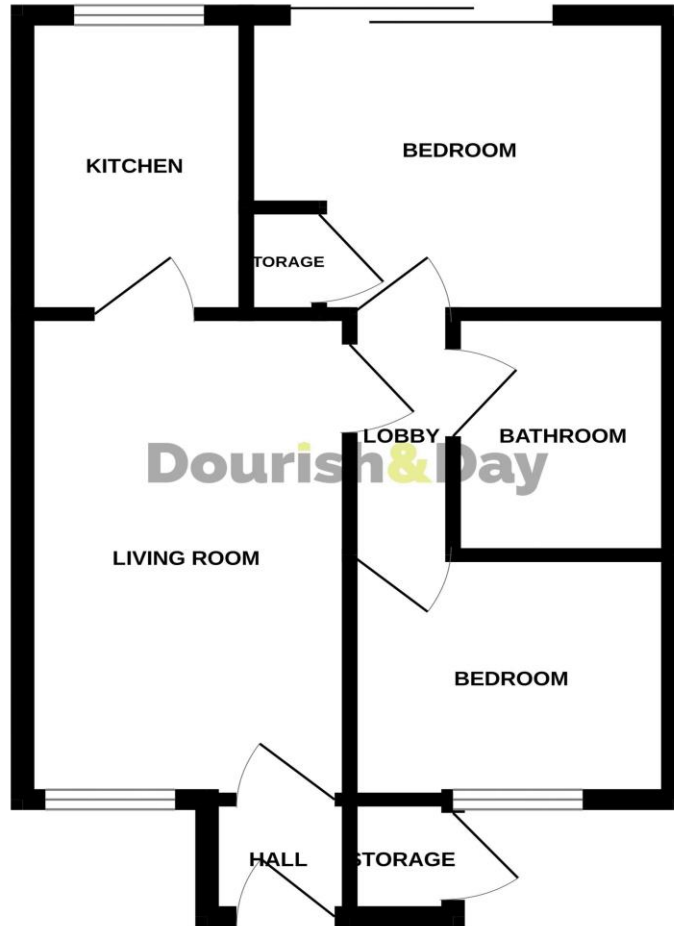
A paved seating area overlooks the remainder of the garden which is mainly laid to lawn with a paved path. There is a pedestrian gate leading to a communal parking area at the rear.

Agents Note

The property is leasehold. No rent is payable on the remaining 25% share. Ground rent is payable at £260.00 per annum and the monthly service charge is currently £61.01 pcm. (£732.12.00 - per annum)



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Full energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		www.ec.europa.eu	



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