



Hollyblue Close Drakes Broughton

£102,000 (40% shared ownership)

- Two bedroom mid-terrace house
- 40% shared ownership
- South facing rear garden
- Off road parking for two vehicles
- Parking for two vehicles
- Sought after village location with amenities

Nigel Poole
& Partners

Hollyblue Close

Drakes Broughton

£102,000

****TWO BEDROOM MID-TERRACE HOUSE 40% SHARED OWNERSHIP**** Entrance hall; cloakroom; living/dining room with French doors to the South facing garden and kitchen. Two double bedrooms and a family bathroom. Low maintenance South facing garden. Parking for two vehicles. The village of Drakes Broughton is a thriving, communal village with a first & middle school, church, village hall, two public houses and shops including a general store, hairdressers, pet shop and fish and chip takeaway. The new train station of Worcestershire Parkway at Norton is located approx 5-minute drive from the village.

Front

Off road parking for two vehicles.

Entrance Hall

Doors to the cloakroom, kitchen and living/dining room. Stairs rising to the first floor. Radiator.

Cloakroom 5' 5" x 3' 2" (1.65m x 0.96m)

Obscure double glazed window to the front aspect. Pedestal wash hand basin and low flush w.c. Radiator.

Kitchen 11' 2" x 6' 9" (3.40m x 2.06m)

Double glazed window to the front aspect. Wall and base units surmounted by worksurface. Stainless steel sink and drainer with mixer tap. Integrated electric oven and gas hob with extractor fan over. Space and plumbing for a washing machine and space for a fridge freezer. Cupboard housing the Ideal gas fired boiler.



Living/Dining Room 17' 2" x 13' 10" (5.23m x 4.21m)

max

Double glazed windows and French door to the South facing garden. Under stairs cupboard. Two radiators.



Landing

Doors to two bedrooms and bathroom. Access to the loft. Storage cupboard. Radiator.

Bedroom One 13' 9" x 11' 3" (4.19m x 3.43m) max

Two double glazed window to the front aspect. Radiator. Storage cupboard.

Bedroom Two 13' 10" x 10' 2" (4.21m x 3.10m)

Double glazed window to the rear aspect. Radiator.

Bathroom 6' 6" x 5' 5" (1.98m x 1.65m) max

Panelled bath with mains shower over. Pedestal wash hand basin and low flush w.c. Central heated towel rail. Tiled splashbacks.

Garden

South facing. Laid to lawn with a patio seating area. Garden shed.



Leasehold

125 years from and including 1 January 2020.

Rent & Service Charge

Currently: £468.51 per month which includes the service charge of £72.74.

Council Tax Band: C

Broadband and Mobile Information To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 2BW

It is understood although this should be verified with Citizen. Further shares can be purchased up to 100%. Any additional share amount can be purchased at any time after completion of the initial 40%. Rent payments go down if more shares are purchased.





Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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