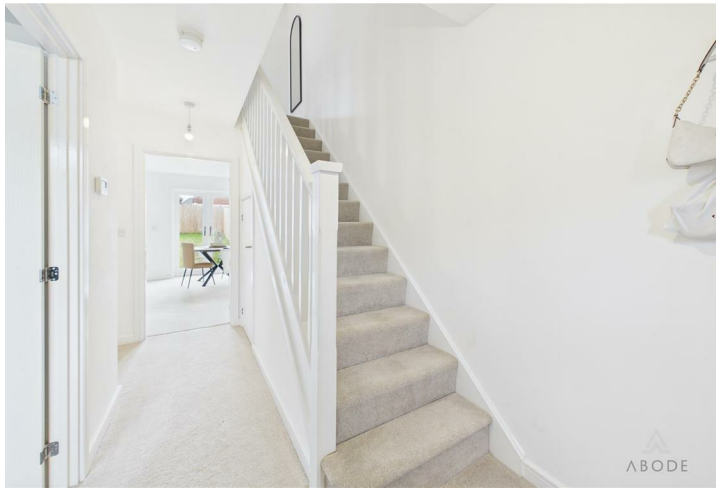
ABODE
SALES & LETTINGS

Litton Close, Drakelow, DE15 9WP

Asking Price £86,000

https://www.abodemidlands.co.uk

ABODE are delighted to present this beautifully maintained two-bedroom semi detached home, offered for sale with no upward chain, on a shared ownership basis with a 40% share available.



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Accommodation

The property opens into a welcoming entrance hallway, with stairs rising to the first floor and access to a convenient downstairs WC. The fitted kitchen features a range of white wall and base units, contrasting wood-effect worktops and space for freestanding appliances.

To the rear is a spacious living and dining room, tastefully decorated in neutral tones and filled with natural light. French doors open directly onto the garden, creating an excellent space for everyday living and entertaining.

The first floor offers two well-proportioned double bedrooms, together with a modern family bathroom comprising a white three-piece suite with a shower over the bath.

Externally, the property benefits from side by side off-road parking to the front. The enclosed rear garden is mainly laid to lawn, with a patio seating area and timber fencing to the boundaries.

This attractive home presents an excellent opportunity for eligible buyers to take their first step onto the property ladder. An internal viewing is highly recommended.

Shared Ownership

Shared Ownership Criteria

Please note that purchasers will be subject to Midland Heart's eligibility and affordability criteria.

* Investors or anyone wishing to purchase the

property as a second home will not be accepted.
* Priority will be given to First Time Buyers, Housing Association Tenants and Council Tenants.
* Applications can be made by existing homeowners where their current property is Sold Subject to Contract (SSTC), for example due to matrimonial breakdown or relocation for work.
* Applicants cannot purchase through Shared Ownership if they can afford to buy a suitable property on the open market.
* Household income must not exceed £80,000 per annum,

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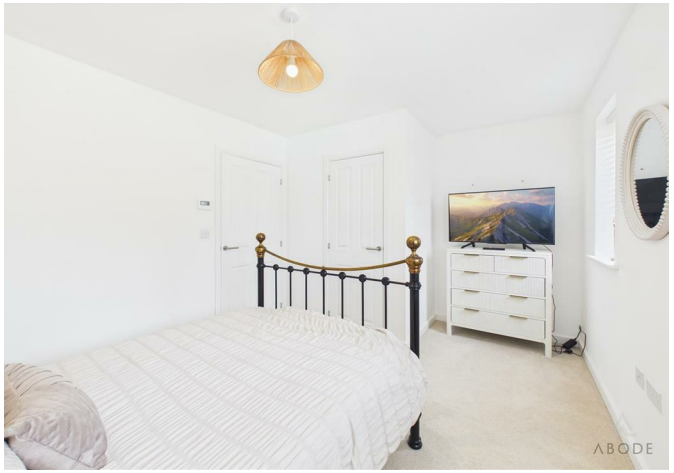

and purchasers cannot have more than £80,000 of capital remaining following the purchase.

* Applicants must demonstrate their ability to live in and maintain the property while retaining an acceptable level of disposable income.

* Midland Heart will not consent to a 100% mortgage.

All purchasers will be subject to Midland Heart's approval and affordability assessment. Prospective buyers should confirm their eligibility and all charges directly with Midland Heart before incurring any costs.

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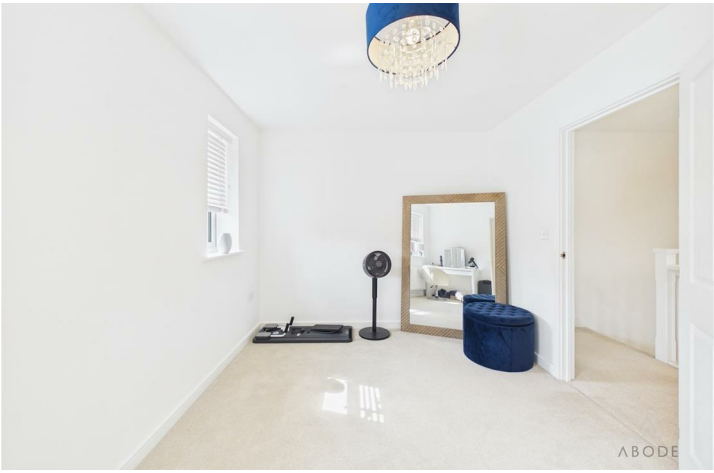
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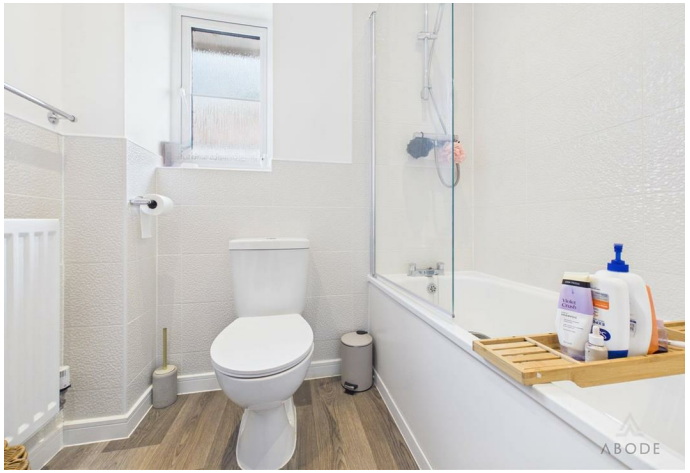
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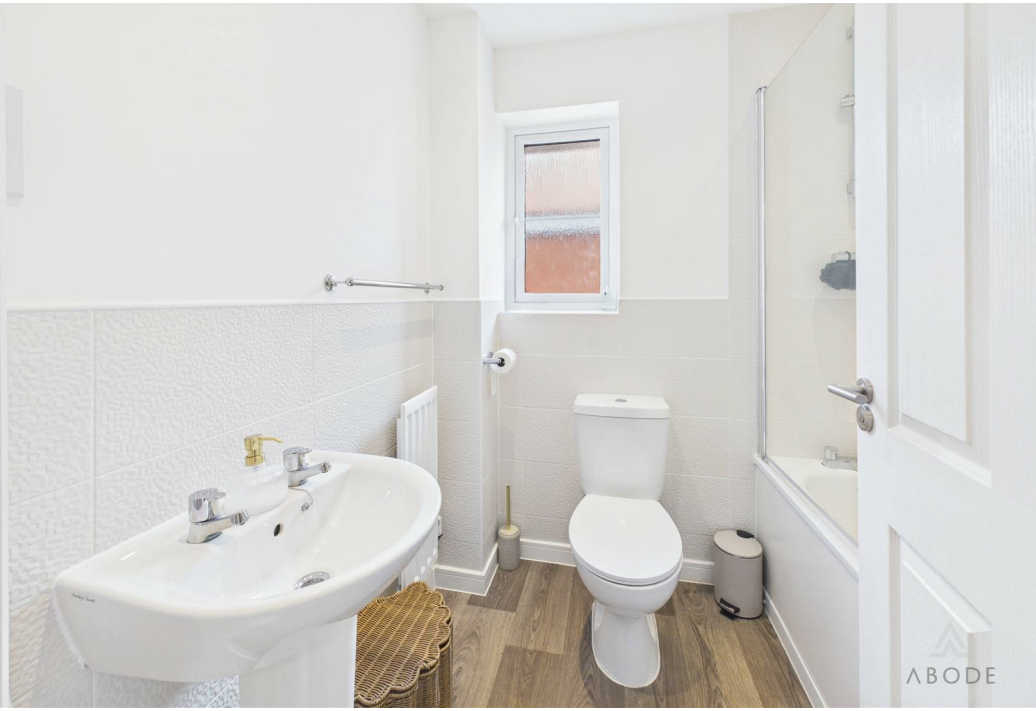
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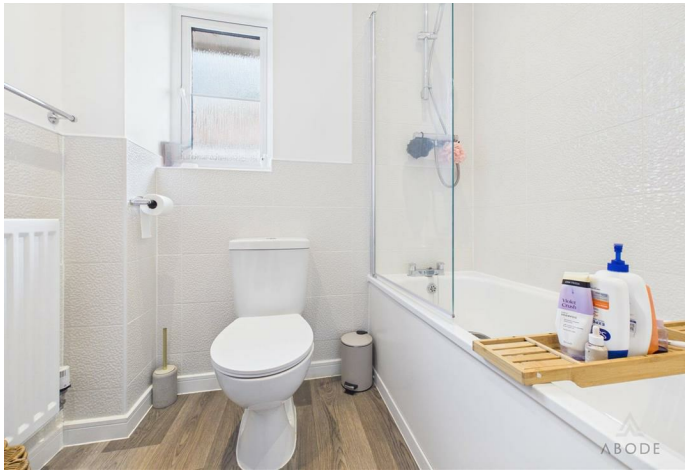
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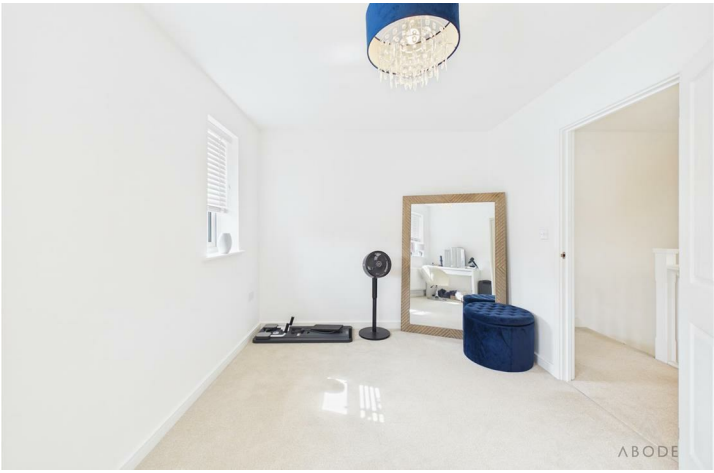
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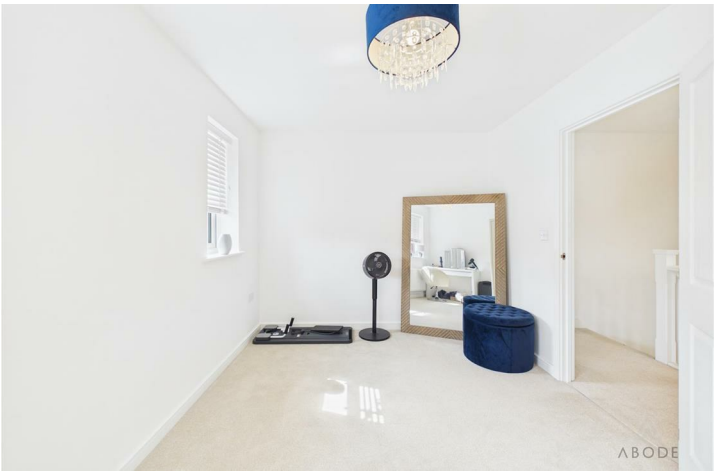
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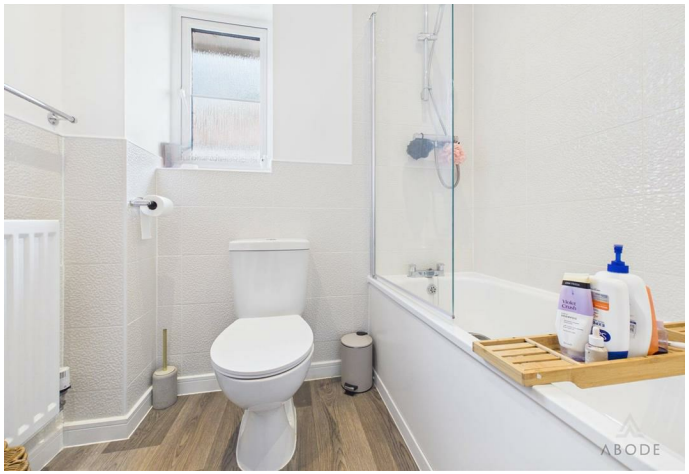
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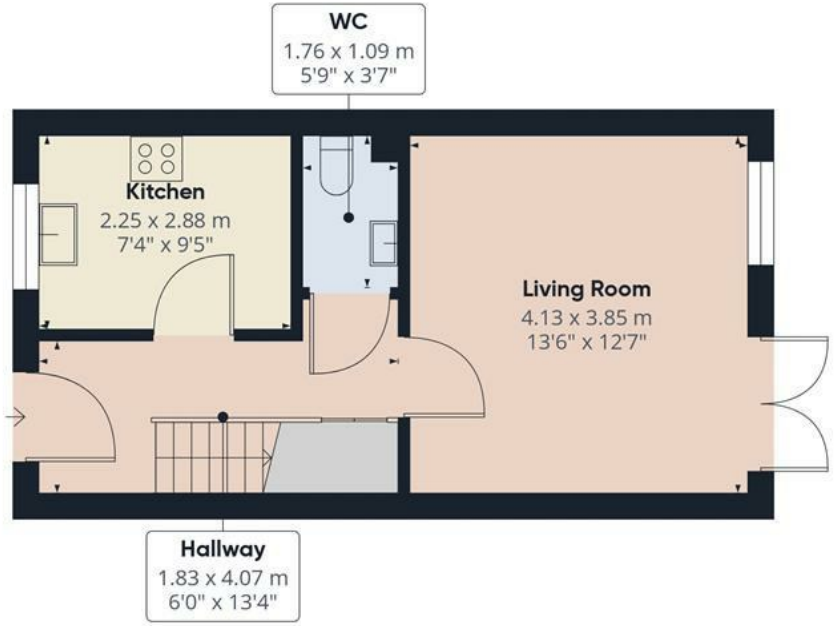
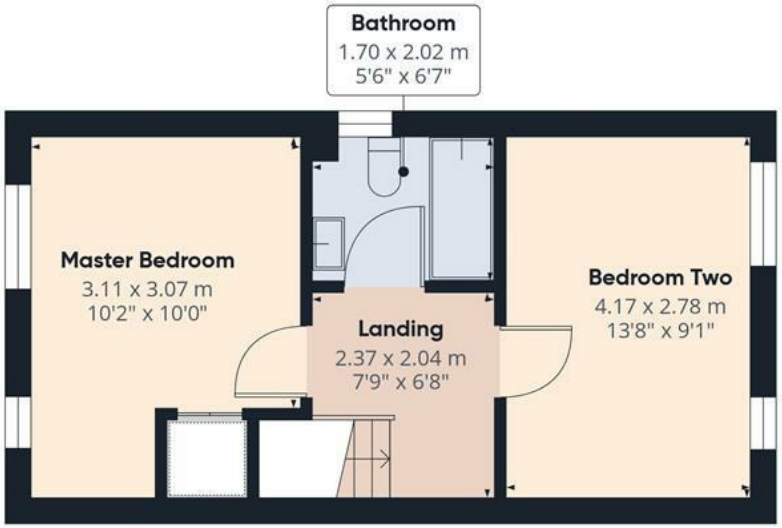


Floor 0



Floor 1

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Approximate total area(1)

62.5 m²

672 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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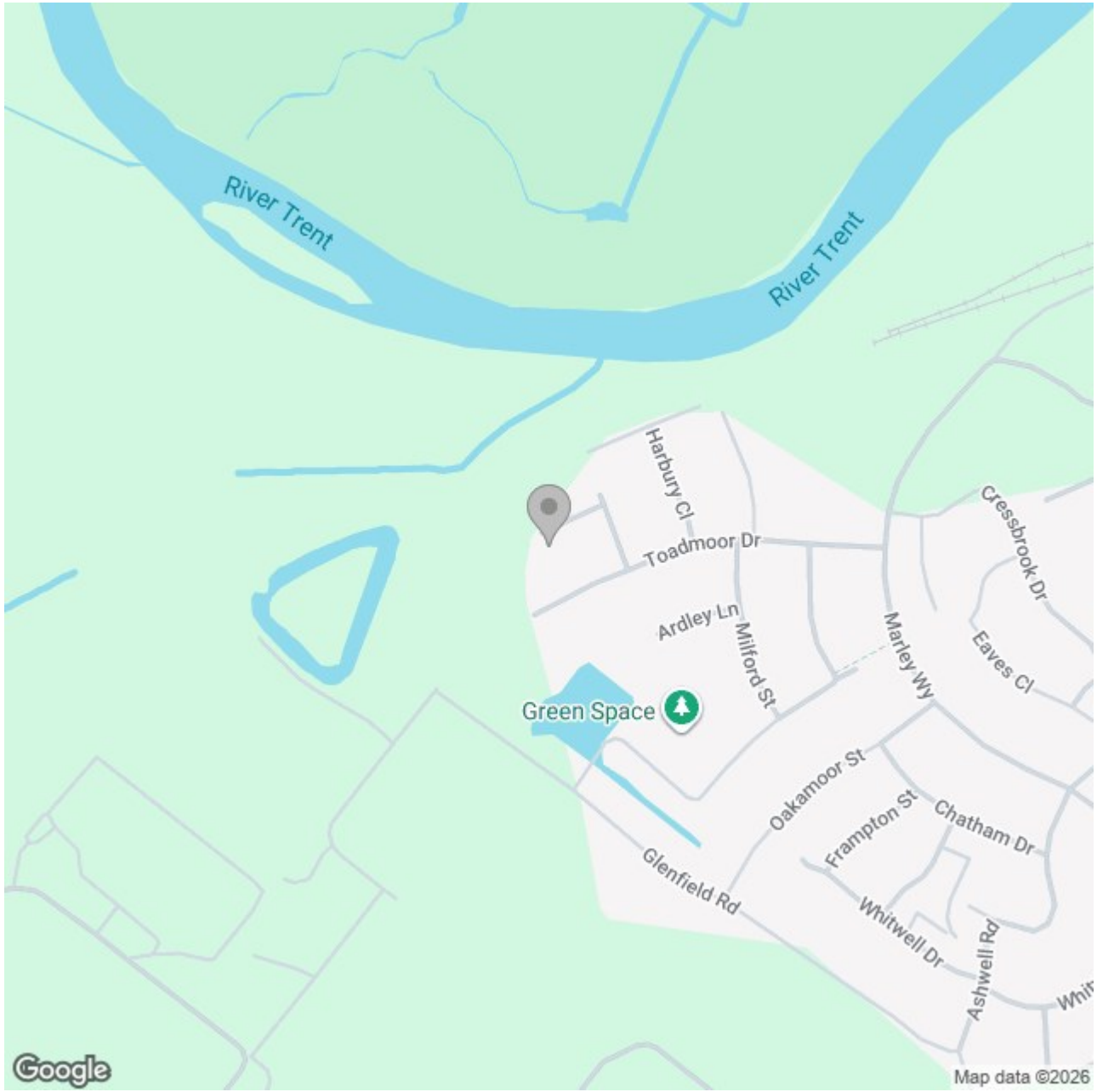

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.