



Moore Road, Anslow, Burton-on-Trent



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Shared ownership £85,000



Key Features

- Modern Semi Detached Home
- Two Bedrooms
- 40% Shared Equity
- Immediate Vacant Possession
- Well Presented Throughout
- Driveway For Two Vehicles
- EPC rating B
- Freehold





Newton Fallowell are pleased to be able to offer for sale this 40% share of this modern two bedroomed semi detached home at a competitive asking price. The almost new home is worthy of an internal inspection in order to appreciate the accommodation on offer which in brief comprises:

- entrance hall, good sized sitting room, kitchen, utility zone and guest cloak room.

On the first floor a landing leads to two well proportioned bedrooms and bathroom. Outside to the front of the property is parking for two cars and to the rear is a pleasant enclosed mainly lawned garden with a large patio area.

Accommodation In Detail

Open Canopied Entrance

having composite entrance door with obscure double glazed visibility light over leading to:

Entrance Hall

having staircase rising to first floor, fitted smoke alarm and one central heating radiator.

Reception Room 4.15m x 3.21m (13'7" x 10'6")

having Upvc double glazed window to front elevation, one central heating radiator and useful understairs store.

Breakfast Kitchen 2.97m x 3m (9'8" x 9'10")

having a lovely array of high gloss light grey base and wall mounted units with complementary rolled edged marble effect working surfaces, polycarbonate sink and draining unit, electric oven with gas hob and extractor over, integrated fridge/freezer, two central heating radiators and Upvc double glazed patio doors opening out to the rear patio.

Utility Area 1.64m x 1.05m (5'5" x 3'5")

having plumbing for washing machine, fitted base unit with working surface over and Ideal Logic gas fired central heating boiler.

Guest Cloak Room

having low level wc, wall mounted wash basin, fitted extractor vent and one central heating radiator.

On The First Floor

Landing

having access to loft space and fitted smoke alarm.

Bedroom One 2.86m x 4.21m (9'5" x 13'10")

having Upvc double glazed window to rear elevation and one central heating radiator.

Bedroom Two 3.07m x 4.2m (10'1" x 13'10")

having Upvc double glazed window to front elevation, one central heating radiator and useful overstairs store with hanging space.

Bathroom

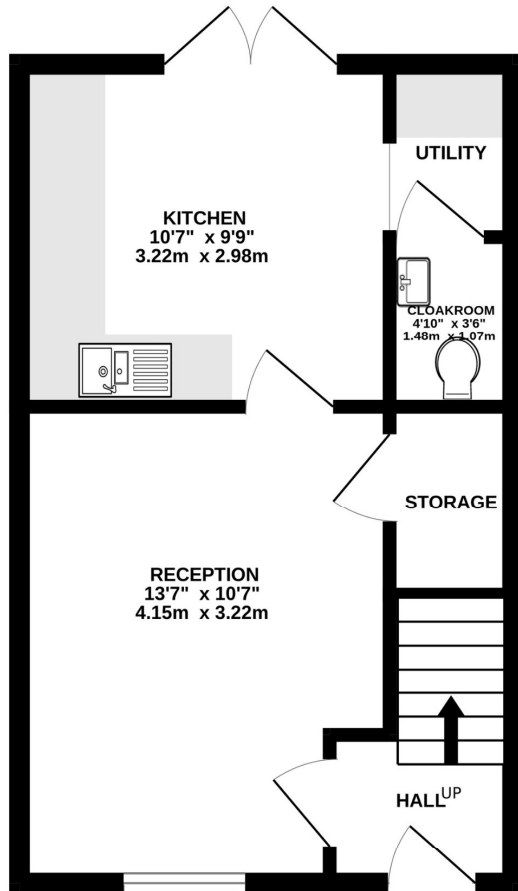
having suite comprising panelled bath with thermostatically controlled shower and mixer taps, wall mounted wash basin, low level wc, heated ladder towel radiator, fitted smoke alarm and extractor vent.

Outside

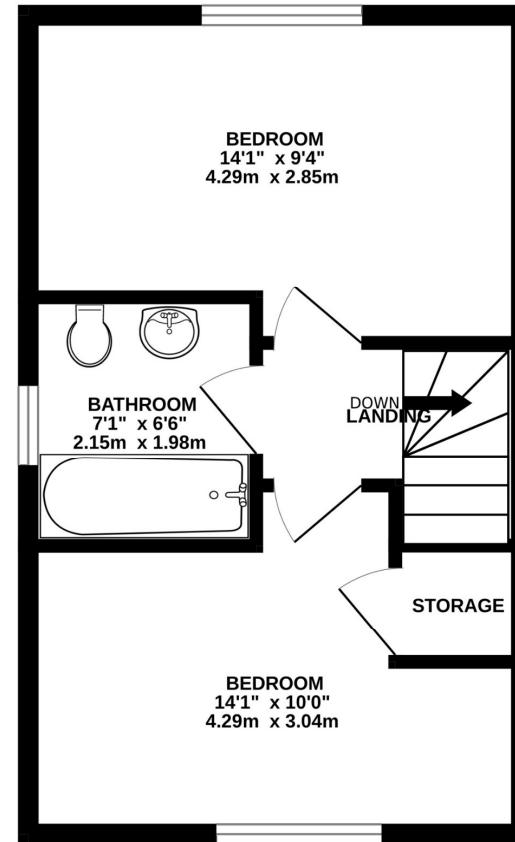
To the front of the property is a double width driveway providing parking for two vehicles. To the rear is a pleasant enclosed garden which features a good sized flagged and a good sized mainly lawned garden screened by timber fencing.



GROUND FLOOR
329 sq.ft. (30.6 sq.m.) approx.

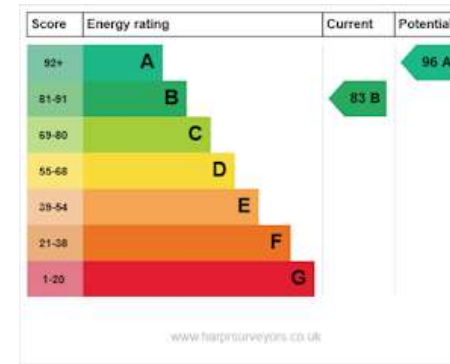
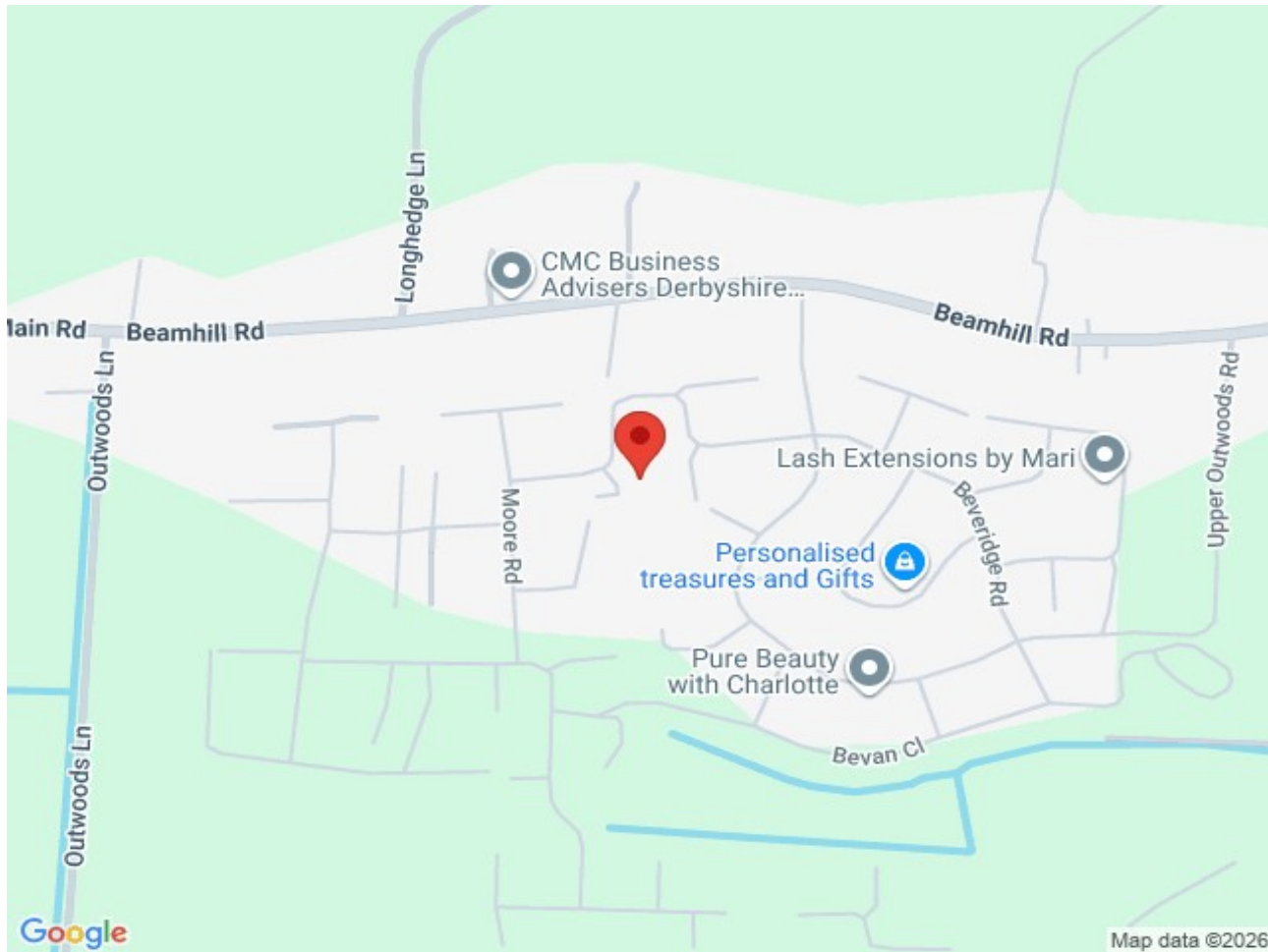


1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 658 sq.ft. (61.2 sq.m.) approx.

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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Services

All mains services are believed to be connected to the property.

Measurement

The approximate room sizes are quoted in metric. The imperial equivalent is included in brackets.

Tenure

Freehold - with vacant possession upon completion. Newton Fallowell recommend that purchasers satisfy themselves as to the tenure of the property and we would recommend that they consult a legal representative such as a Solicitor appointed in their purchase.

Note

The services, systems and appliances listed in this specification have not been tested by Newton Fallowell and no guarantee as to their operating ability or their efficiency can be given. Anti-Money Laundering Regulations – Intending purchasers will be required to provide identification documents via our compliance provider, Coadjute, at a cost of £45 plus VAT per transaction. This will need to be actioned at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Agents Note

We are offering a 40% share, currently Trent & Dove, the freeholder, charge a monthly rent of £318.22 to include: - buildings insurance and service/maintenance charge.

