





GUIDE PRICE £140,000 - £143,000
Offered on a 65% shared ownership basis, this modern three-bedroom townhouse provides well-planned accommodation set across three floors, ideal for first-time buyers. The property features an open-plan living space, a top floor principal bedroom, off-street parking for two vehicles and a low-maintenance rear garden, all positioned within a popular residential development with excellent access to major transport links.



Accommodation

Ground Floor

The entrance hallway leads into the main living accommodation and staircase to the first floor. The ground floor is centred around a spacious open-plan kitchen, dining and living area, providing a flexible and sociable environment.

The kitchen is fitted with a range of modern units and incorporates a selection of integrated and freestanding appliances, including an oven, hob with extractor and fridge/freezer. The living and dining areas offer ample space for both seating and dining furniture, with French doors opening out onto the rear garden, allowing for plenty of natural light.

A convenient ground floor WC is also located off the main living space, fitted with a wash hand basin and low-level WC.

First Floor

The first floor provides access to two bedrooms and the family bathroom. Bedroom two is a comfortable double room, while bedroom three offers versatility for use as a single bedroom, nursery or home office.

The family bathroom is fitted with a modern suite comprising a bath with shower over, wash hand basin and WC, finished with contemporary tiling.

Second Floor

Occupying the entire top floor, the main bedroom provides a spacious and private principal suite. The room benefits from roof windows, allowing for good natural light and creating a bright and airy feel.



Outside

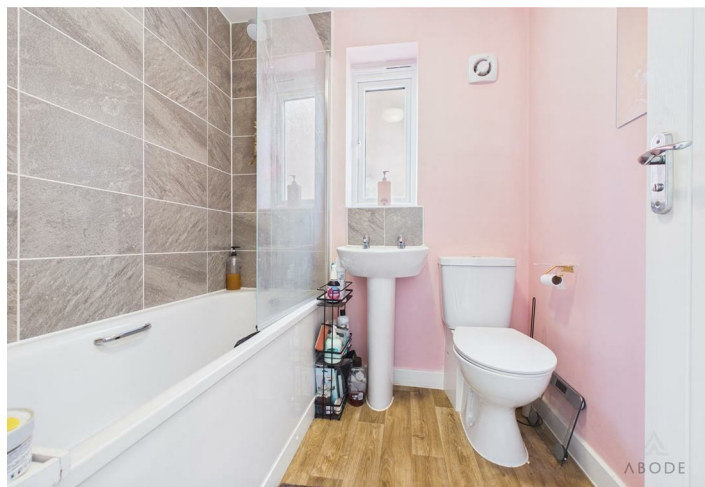
To the front of the property is a double-width driveway providing off-road parking for two vehicles.

The rear garden is enclosed and designed for ease of maintenance, featuring a combination of patio and artificial lawn, offering a practical outdoor space suitable for seating and entertaining.

Location

The property is situated within the village of Anslow, a







well-regarded location offering a balance of residential surroundings and convenient access to nearby amenities. Burton upon Trent town centre is within easy reach, along with local shops, schools and everyday facilities.

For commuters, there are excellent transport links nearby, including the A38 providing access towards Derby, Lichfield and the wider road network, as well as rail connections from Burton train station.

Additional Information

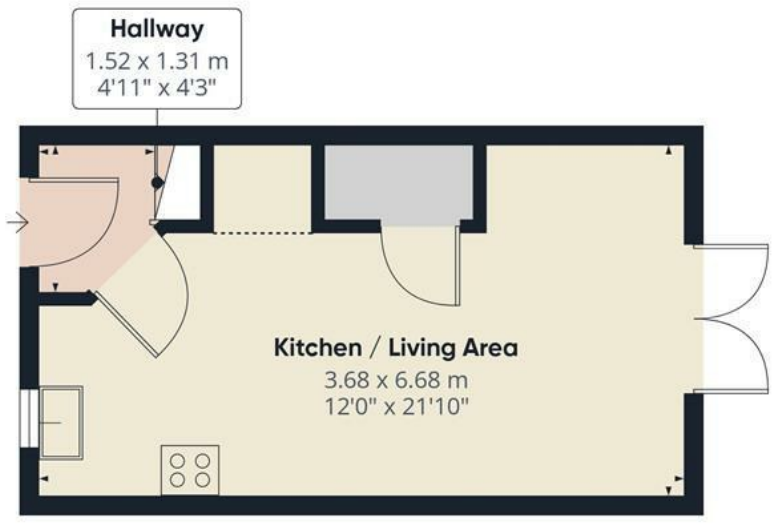
- 65% Shared Ownership
- Leasehold
- Remaining NHBC warranty



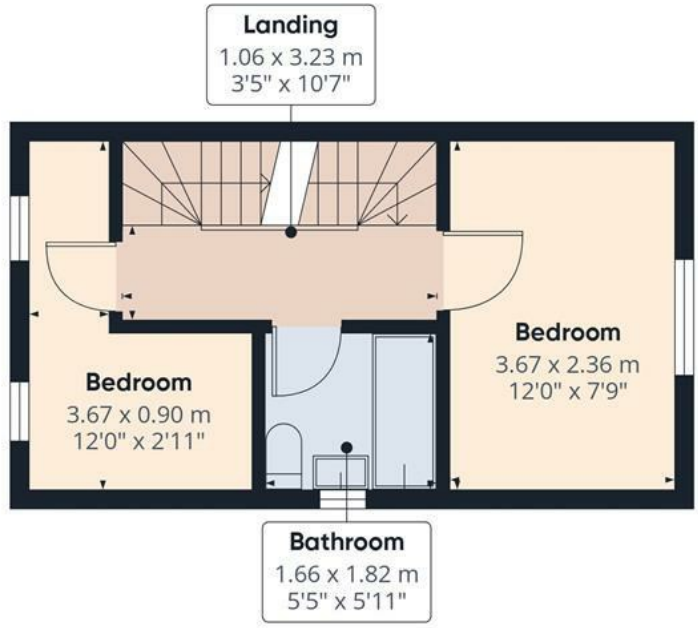




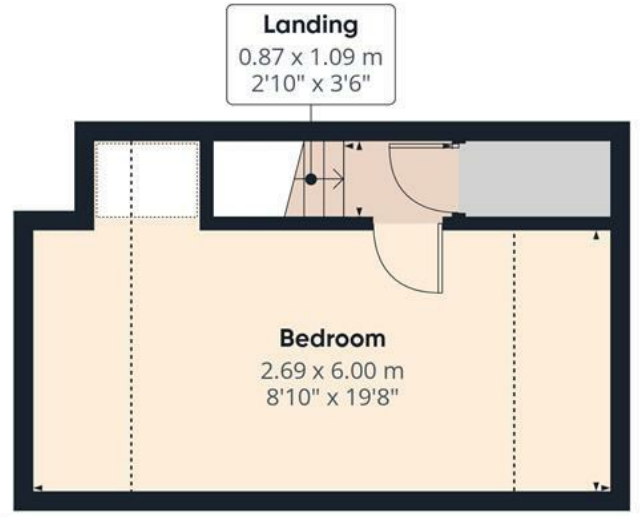




Floor 0



Floor 1



Floor 2

Approximate total area^m
64.2 m²
692 ft²

Reduced headroom
6.2 m²
67 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

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

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	