



JASON SIMMONS POWERED BY **exp**™ **UK**

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## 50% Shared Ownership - Beech Avenue, Rode Heath

Shared Ownership £100,000

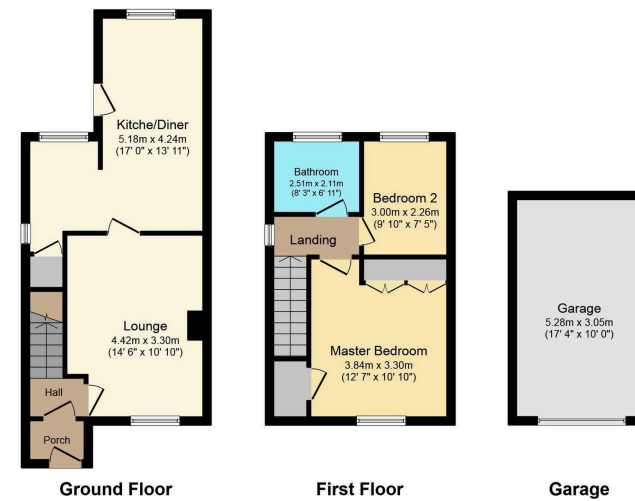
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- Two bedroom semi-detached home
- Popular residential location in Rode Heath village
- Extended fitted kitchen with dining area
- Well presented family bathroom
- Enclosed rear garden
- 50% Shared Ownership property
- Good-sized lounge
- Two double bedrooms
- Driveway parking & Garage
- Quote Ref: JS0070



50% Shared Ownership - No Chain. Situated in the sought-after village of Rode Heath, this well-presented two-bedroom semi-detached home offers spacious accommodation ideal for first-time buyers or downsizers. The property comprises an entrance hallway, a good-sized lounge, and a dining kitchen. Upstairs features two double bedrooms and a family bathroom. Externally, the home benefits from driveway parking, a garage, and an enclosed rear garden. Additional features include double glazing and gas central heating. Offered for sale with no onward chain.





Total floor area 81.0 sq. m. (872 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. Plan produced for Purple Bricks. Powered by PropertyBOX



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## Energy performance certificate (EPC)

|   |               |                    |                          |
|---|---------------|--------------------|--------------------------|
| 11, Beach Avenue<br>Roches Heath,<br>STONING-TRENT<br>ST7 3SH | Energy rating | Valid until        | 18 August 2030           |
|   | <b>D</b>      | Certificate number | 8101-4687-9122-9897-9803 |

Property type Semi-detached house

Total floor area 61 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) (<http://www.gov.uk/guidance/landlords-creating-a-new-energy-performance-certificate>)

### Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

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