





A well-presented two-bedroom semi-detached home situated on the popular development, offered for sale on a 50% shared ownership basis. This modern property provides well-proportioned accommodation throughout, including a spacious open-plan lounge diner, fitted kitchen, downstairs WC, two generous bedrooms and a family bathroom. Externally the property benefits from off-street parking and an enclosed rear garden. An ideal opportunity for first-time buyers looking to step onto the property ladder.



## Accommodation

### Ground Floor

The accommodation is entered via a front entrance door leading into a welcoming entrance hallway, with doors leading to the kitchen and ground floor WC, and door to the lounge diner.

The kitchen is fitted with a range of modern wall and base units with complementary work surfaces over, incorporating a stainless steel sink and drainer, integrated oven with gas hob and extractor above, and space and plumbing for further appliances. A window to the front elevation allows for plenty of natural light.

The ground floor WC is fitted with a low-level WC and wash hand basin.

To the rear of the property is a spacious open-plan lounge diner, offering ample room for both living and dining furniture. French doors open directly onto the rear patio, creating a seamless flow between indoor and outdoor space and allowing for plenty of natural light throughout the room.

### First Floor

The first-floor landing provides access to two well-proportioned bedrooms and the family bathroom.

The master bedroom is particularly generous in size, offering space for freestanding furniture.

Bedroom two is a good-sized double room, ideal as a guest bedroom, nursery or home office.



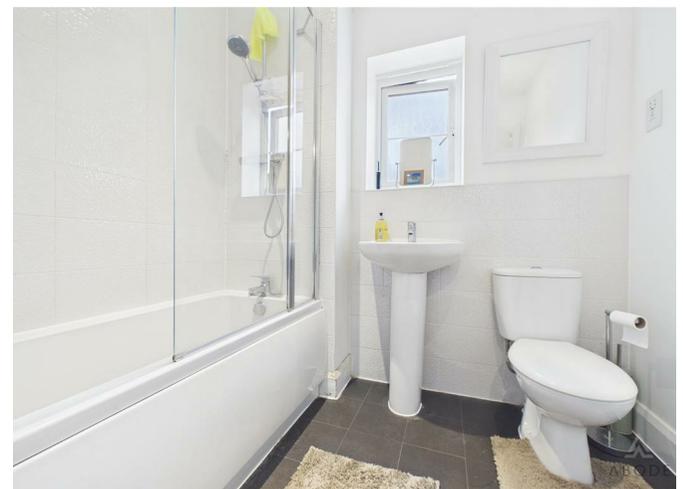
The family bathroom is fitted with a three-piece suite comprising a panelled bath with shower over and screen, low-level WC and wash hand basin, with tiled flooring and a window to the side elevation.

### Outside

To the side of the property there is a driveway providing off-street parking.

The rear garden is fully enclosed by timber fencing and is mainly laid to lawn with a paved patio area directly







adjacent to the property, ideal for outdoor seating and entertaining. There is also a timber shed providing useful storage.

#### Location

Sidings Drive is located within a popular residential development on the outskirts of Burton-on-Trent, offering convenient access to local amenities, supermarkets and schools. Burton town centre is a short drive away, providing a wider range of shops, restaurants and leisure facilities. The property also benefits from excellent transport links, with easy access to the A38 connecting to Derby, Lichfield and Birmingham, as well as nearby train links from Burton railway station.



#### Shared Ownership Information

The property is offered on a 50% shared ownership basis. The remaining share is owned by midlands heart a housing association, and a monthly rent is payable on the unowned share. Eligibility criteria applies and prospective purchasers will need to qualify.













Approximate total area<sup>(1)</sup>

70.2 m<sup>2</sup>  
755 ft<sup>2</sup>

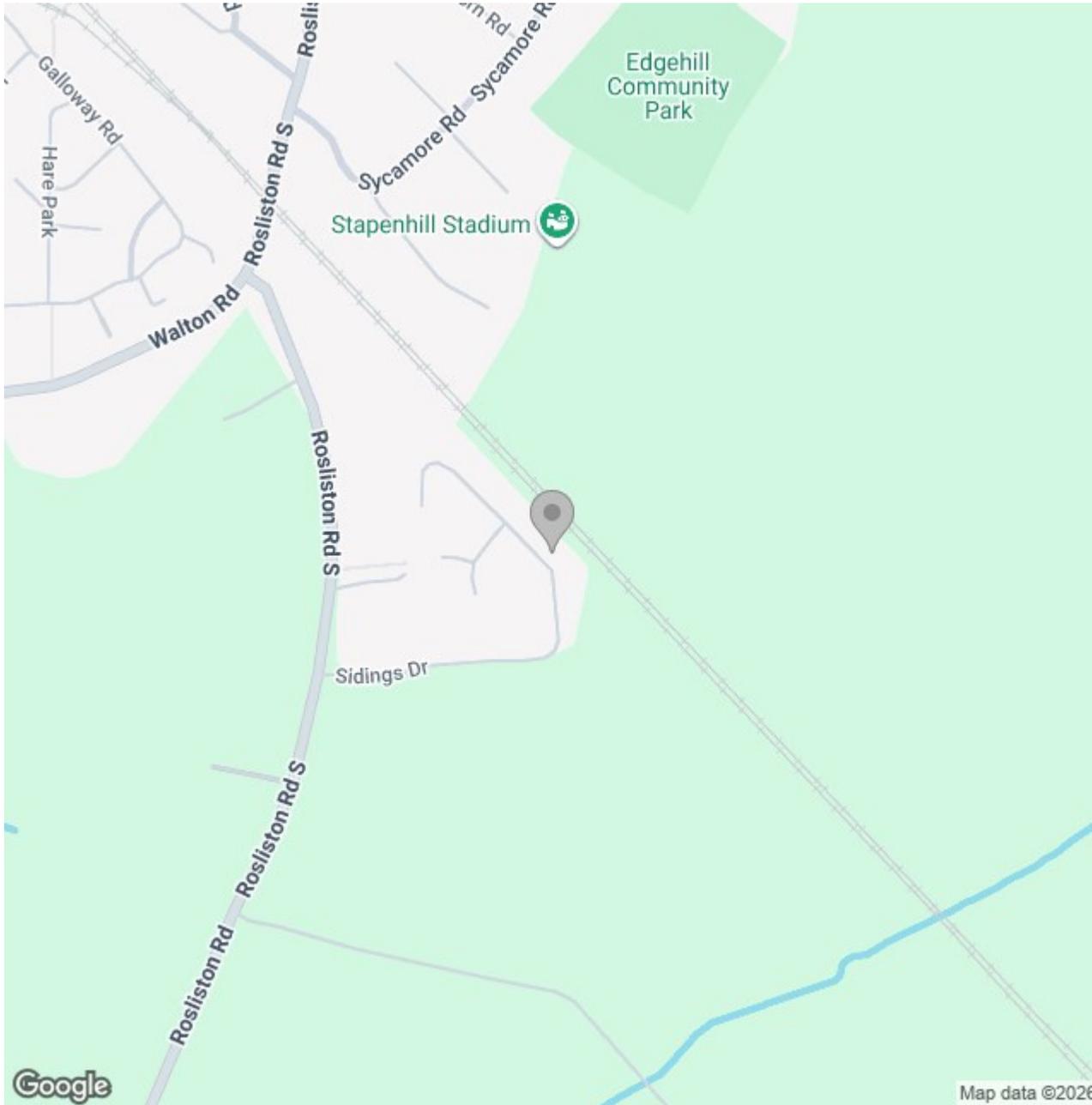
(1) Excluding balconies and terraces

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