



75% Share £120,000

🔑 TENURE: Leasehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: B

## Western Downs Stafford

Lilleshall Way Western Downs  
Stafford Staffordshire



**Everything on your doorstep, shops and bus routes into Stafford Town Centre, this 75% shared ownership, two bedroom bungalow is situated in a well regarded location and is ready to put your own stamp on!**

Externally, the property has a lawned garden to the front, a driveway which provides off-street parking for two vehicles and a well maintained rear garden with a paved seating area and garden shed. Internally, there is an entrance porch, good sized living room, breakfast kitchen, inner hallway, bathroom, two double bedrooms with bedroom one featuring patio doors to the rear garden. The home is being offered with No Onward Chain. The price is based on a 75% shared ownership agreement.

- 75% Shared Ownership, 2 Bedroom Bungalow
- Kitchen & Good Sized Living Room
- Two Double Bedrooms & Bathroom
- Driveway & Gardens Front & Rear
- Close To Nearby Shops & Bus Routes
- No Onward Chain, Requires Some Updating

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## Entrance Porch

Accessed via a double glazed front entrance door, and having a further glazed door to Living Room.

## Living Room 16' 9" x 10' 8" (5.10m x 3.24m)

A spacious reception room, having a double glazed window to the front elevation, radiator, a further glazed folding internal door leading through to the Kitchen, and folding door to the Inner Hallway.

## Kitchen 11' 6" x 7' 4" (3.50m x 2.24m)

Fitted with a matching range of wall, base & drawer units with work surfaces over, and incorporating an inset stainless steel sink with drainer, and having spaces & plumbing to accommodate a number of kitchen appliances. In addition, there is ceramic splashback tiling to the walls, a wall mounted gas central heating boiler, radiator, and a double glazed window to the rear elevation.

## Inner Hallway

Having internal doors off, providing access to;



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## **Bedroom One** 11' 7" x 12' 0" (3.53m x 3.65m)

A double bedroom, having a built-in cupboard, radiator, and featuring double glazed sliding patio doors providing views and access to the rear garden and adjacent paved patio seating area.

## **Bedroom Two** 9' 10" x 8' 7" (3.0m x 2.61m)

A second smaller double bedroom, having a double glazed window to the front elevation, and a radiator.

## **Bathroom**

Fitted with a suite comprising of a low-level WC, a pedestal wash hand basin, and a panelled bath with mains-fed shower over. In addition, there is ceramic tiling to the walls, a double glazed window to the side elevation, and a radiator.

## **Externally**

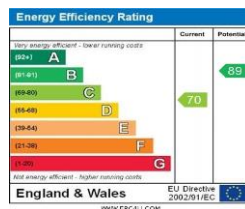
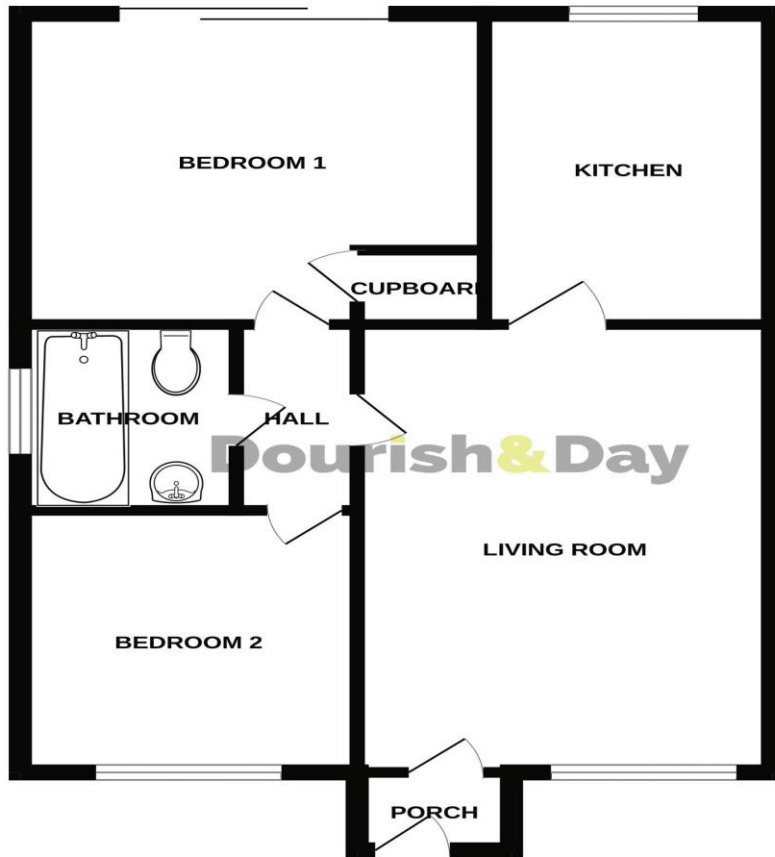
The property sits behind a lawned front garden and is approached over a tarmac driveway providing off-street parking, and having a gated side access area to the side of the property leading to the rear garden, being laid mainly to lawn with a variety of well stocked & established planting beds. In addition, the sale of the property also includes a garden shed.

## **Tenure and Shared Ownership**

The property is leasehold with 68 years remaining. There is no option to purchase the remaining shares. The service charge is £60.01 per month.



GROUND FLOOR



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. Made with Metropix ©2023



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