



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

18 Ardley Meadows, Whitbourne, Worcestershire. WR6 5SL

Shared Ownership £108,000

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An opportunity to acquire a 40% share in a two bedroom semi detached family home, forming part of a modern quiet development, within the popular village of Whitbourne.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, Living Room and Kitchen/Diner. On the first floor: Two Bedrooms and Bathroom.

Outside: To the side is off road parking. To the rear is enclosed private garden.

LOCATION:

The property is situated in the heart of the popular village of Whitbourne, offering a Village Shop, wonderful countryside walks, Knightwick Farm Shop and Butchers, as well as easy access to local schooling and back to Worcester and Hereford beyond.

AGENT'S NOTE:

This is a restricted stair casing property, whereby only 80% maximum can be owned by the purchaser.

Kitchen / Diner: - 4.85m x 3.73m (15'11" x 12'3")

Living Room: - 4.65m x 2.74m (15'3" x 9'0")

Bedroom 1: - 4.85m x 2.84m (15'11" x 9'4")

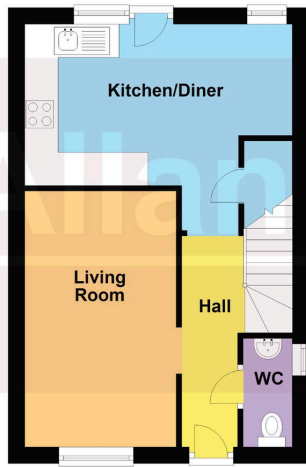
Bedroom 2: - 4.72m x 2.72m max (15'6" x 8'11" maximum)

Bathroom: - 2.11m x 2.01m (6'11" x 6'7")

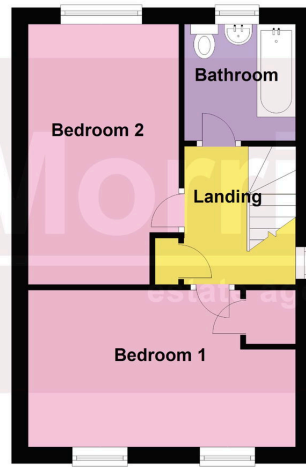




Ground Floor
Approx. 37.1 sq. metres (399.0 sq. feet)



First Floor
Approx. 37.1 sq. metres (399.0 sq. feet)



Total area: approx. 74.1 sq. metres (797.9 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

- Semi detached house
- Kitchen/Diner
- Private garden
- 40% Share
- 2 Bedrooms
- Off road parking
- Quiet village location
- NO ONWARD CHAIN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(81-91) B		
(69-80) C	80	
(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	