ABODE
SALES & LETTINGS

Dowling Road, Staffordshire, ST14 8WB

£169,500

https://www.abodemidlands.co.uk

Offered at £169,500 for a 55% share, this superb modern home presents an ideal opportunity for first-time buyers or those looking to move up the property ladder (subject to eligibility criteria).

An internal inspection is highly recommended to fully appreciate the immaculate, turnkey condition, the well-proportioned layout, and the thoughtful improvements made by the current owners—including stylish window shutters. The property also benefits from solar panels, helping to reduce running costs, as well as a fully landscaped garden, complete with a shed.

Included within the sale are all white goods, fitted blinds, wooden window shutters, and the solar panels, all of which have been installed within the last 12 months, further enhancing the home's ready-to-move-into appeal.

There is also the opportunity to purchase the remaining 45% share in the future (staircasing), offering flexibility for growing homeowners.

The property is located on the highly regarded Olive Park development, built by renowned David Wilson Homes in 2024. Positioned towards the edge of town, it enjoys a peaceful setting while remaining within easy reach of the town centre and its wide range of amenities.

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Leasehold Information

The property is being sold on a shared ownership basis at a 55% share and will therefore be held on a leasehold basis. The lease is for 990 years from 2024. Buyers will own 55% of the property and pay rent on the remaining 45% share.

The current rent payable on the unowned share is £346.42 per month. In addition, there is a service charge of £79.03 per month,

Buyers are able to 'staircase' and purchase the remaining 45%, but must liaise with their legal representative and housing association about this transaction should they desire.

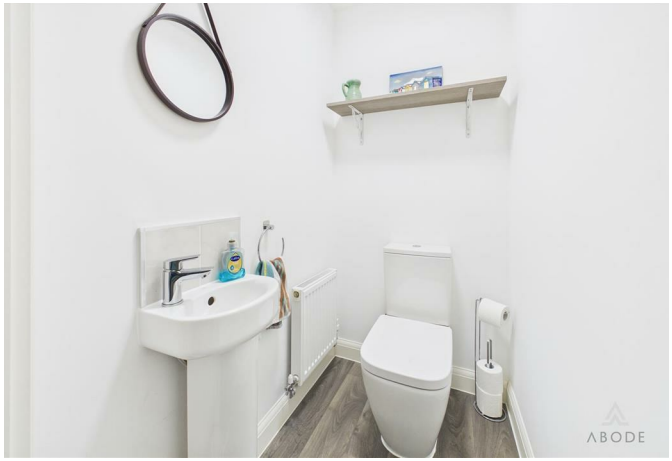
Purchasers are advised to confirm all tenure and lease details with their legal representative.

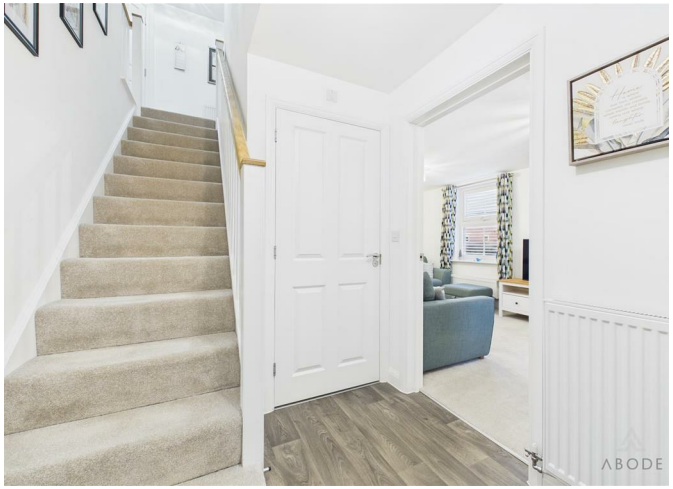
W.C.

Fitted with a low-level WC with continental flush, pedestal wash hand basin with mixer tap and tiled splashback. Additional features include a central heating radiator, coat hooks and an extractor fan.

Lounge

A bright and spacious dual-aspect lounge with views to both the front and side elevations. Two UPVC double-glazed windows with built-in shutter blinds allow for excellent natural light. The room benefits from two central heating radiators, TV aerial point and USB electrical sockets.





Kitchen/Diner

Undoubtedly the heart of the home, this impressive open-plan kitchen, dining and living space enjoys dual-aspect views to the front and side. Two UPVC double-glazed windows with built-in shutter blinds and roller blinds provide ample light, while UPVC double-glazed French doors with integrated blinds open onto the rear patio. The kitchen is fitted with a range of matching base and eye-level units with roll-top work surfaces, integrated stainless steel gas hob with extractor hood, oven and grill, and a stainless steel sink with mixer tap. There is plumbing and space for freestanding under-counter appliances, a central heating combination boiler, extractor fan and two central heating radiators. An internal door leads to the utility room.

Utility Room

Fitted with base and eye-level storage units and roll-top work surfaces, with plumbing for under-counter appliances. Additional features include a central heating radiator, electrical consumer unit and a useful under-stairs storage cupboard housing the fibre connection point and Ethernet port.

Landing

With central heating radiator, smoke alarm and loft access via hatch. A useful built-in storage cupboard with hanging rail and shelving. Internal doors lead to all first-floor rooms.

Bedroom One

A generous double bedroom with UPVC double-glazed window to the front elevation with built-in shutter blinds, thermostat and central heating radiator. An internal door leads to the en-suite.

En-suite

With UPVC double-glazed frosted window to the front with built-in blinds. Comprising a low-level WC with continental flush, pedestal wash hand basin with mixer tap and tiled splashback, and a double shower cubicle with sliding glass screen and complementary wall tiling. Additional features include a heated towel radiator and extractor fan.

Bedroom Two

With UPVC double-glazed window to the front elevation with built-in shutter blinds, central heating radiator and a useful over-stairs storage cupboard with shelving.

Bedroom Three

With UPVC double-glazed window to the side elevation with built-in shutter blinds and central heating radiator.

Family Bathroom

With UPVC double-glazed frosted window to the side with built-in blinds. Comprising a three-piece suite including low-level WC with continental flush, pedestal wash hand basin with mixer tap and tiled splashback, and a bath with mixer tap and complementary tiling. Additional features include a heated towel radiator and extractor fan.

Outside

To the side of the property, next to the dining kitchen, is a well-presented, low-maintenance landscaped garden featuring a paved patio area ideal for seating and entertaining, with block-paved edging and a gravelled bed. There are raised borders with a variety of shrubs and plants, along with space for a shed (available by separate negotiation) on a concrete base, and gated access to the front of the property. A driveway to the side of the garden provides off-road parking for two vehicles. To the front, there is a lawned garden that wraps around to the opposite side of the house, bordered by established hedging.

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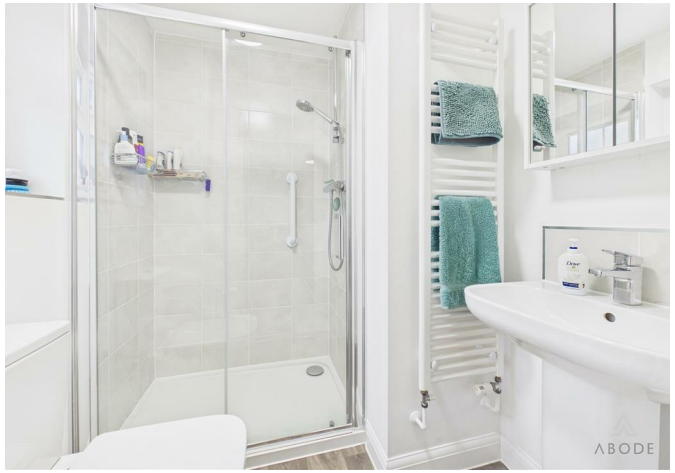
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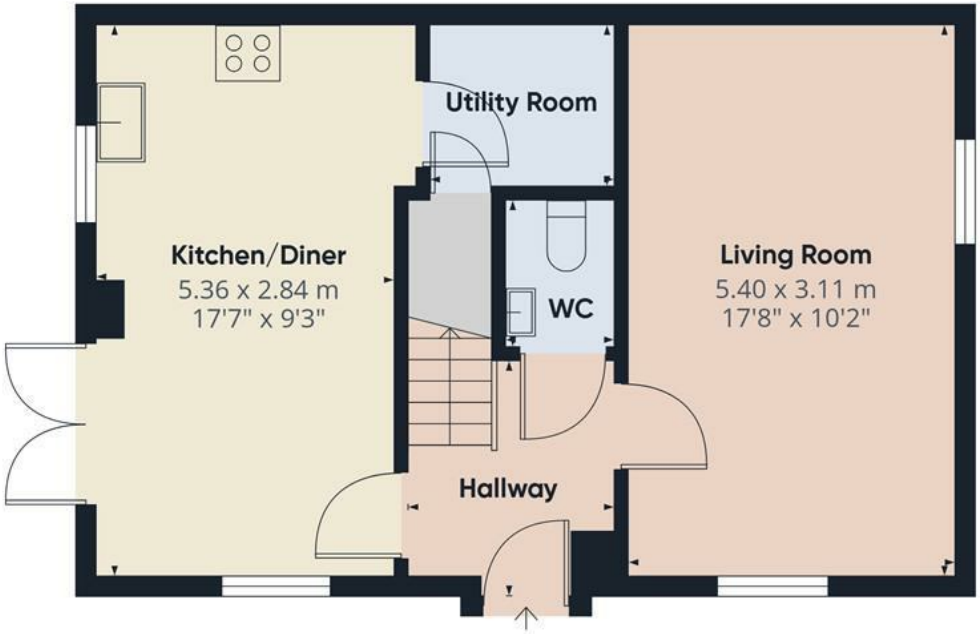
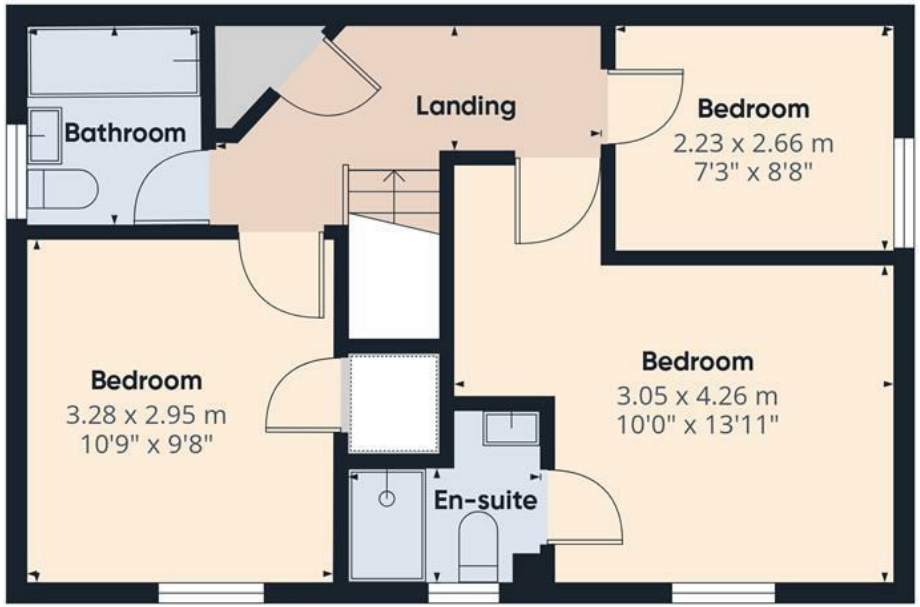


Floor 0



Floor 1

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Approximate total area(1)

83 m²

894 ft²

(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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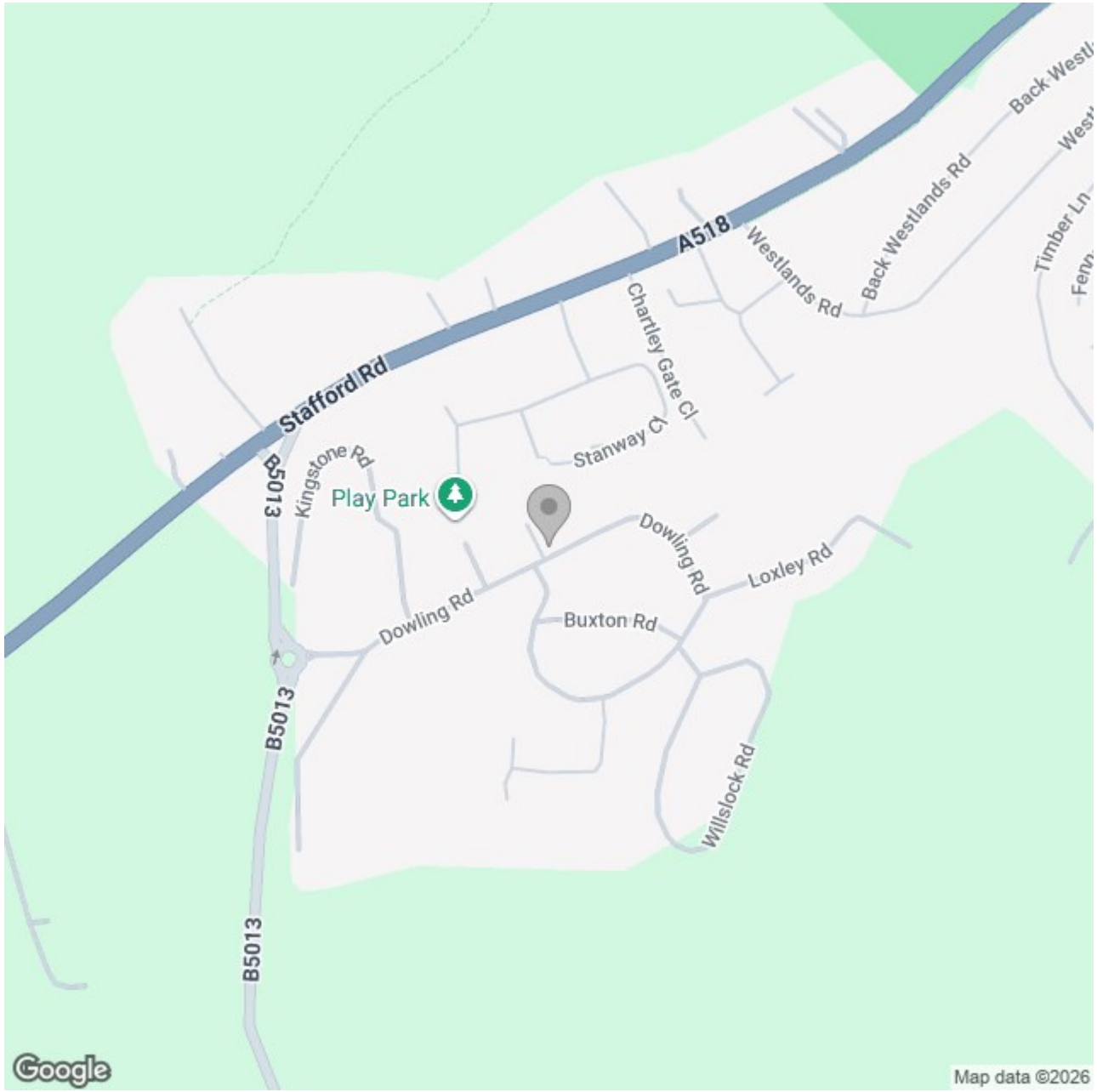

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

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