



ANDREW  
**DOWNING**  
**BOOTH**™  
ESTATE AGENTS

# Insley Avenue, Lichfield

Shared Ownership £130,500

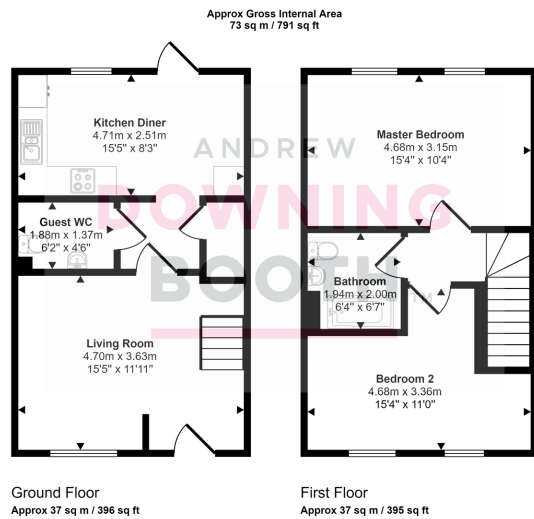
🛏️ 2 🚿 1 🚗 1



**A superb opportunity to purchase a 45% shared ownership home on this popular modern development. These shared ownership properties are incredibly popular, and this is sure to be no different. With generous room dimensions, and a layout that will suit most buyers, this property is the perfect opportunity to get onto the ladder. Comprising a large living room, inner hall with guest WC off and a modern kitchen diner to the rear opening out to the garden. Upstairs are two double bedrooms, both being superb sized doubles, as well as a modern bathroom. Outside, there is a double width drive to the front and a shared access path leads down one side to the rear garden laid mainly to lawn, with a small paved patio and useful garden shed. Don't miss out on this, as shared ownership properties rarely come to the market, so book in an early viewing to avoid missing out!**

Please note the property is leasehold. The rent on the remaining share is £403.13pcm. The service charge is £18.51pcm, management fee is £5.15pcm and building insurance £14.98pcm.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- 45% Shared Ownership Two Double Bedroom Home
- Contemporary Kitchen Diner & Large Living Room
- Modern Bathroom & Guest WC
- Garden & Double Width Drive
- Popular Modern Development



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		96
(81-91) <b>B</b>	84	
(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	