

PHILIP GROVE

CANNOCK

platform 
home
OWNERSHIP

PLATFORM HOME OWNERSHIP

At Platform Home Ownership, we're passionate about building quality homes for our customers and creating communities that homeowners can be proud of. It's our mission to build a better future for the UK - investing in affordable homes to ensure accessible routes to homeownership for everyone.

BUILDING A BETTER FUTURE THROUGH NEW HOMES.

LOCAL AREA
P. 04 , 05 , 06

CONNECTIVITY
P. 07

SHARED OWNERSHIP
P. 06 , 07

THE PROPERTY
P. 09 , 10 , 11 , 12

PRICING
P. 13

GET IN TOUCH
P. 14



**WELCOME TO 17 PHILIP
GROVE, A THREE BEDROOM
HOME SITUATED ON THE
OUTSKIRTS OF THE TOWN OF
CANNOCK.**



THE WORLD AROUND YOU

Cannock is a semi-rural town located in Staffordshire offering the best of both worlds with idyllic natural landscapes on its doorstep. Cannock is situated to the west of Cannock Chase, known as an Area of Outstanding Natural Beauty and for its popular woodland walks. This desirable part of the country offers the perfect blend of urban and rural living, making it a highly-sought after area.

PHILIP GROVE IS PERFECTLY CONNECTED IN EVERY DIRECTION MAKING IT A HOME BUYERS DREAM

11 MILES

STAFFORD

13 MILES

WOLVERHAMPTON

15 MILES

LICHFIELD

19 MILES

TAMWORTH

LOCAL AMENITIES

DOCTORS	7 MIN (CAR)	1.9 MILES
SUPERMARKET	3 MIN (CAR)	0.5 MILES
GYM	8 MIN (CAR)	2.3 MILES
LEISURE CENTRE	5 MIN (CAR)	1.5 MILES

PLACES OF INTEREST

PRESS BOOKS & COFFEE	7 MIN (CAR)	1.7 MILES
THE JUBILEE	2 MIN (CAR)	0.4 MILES
CANNOCK CHASE FOREST	12 MIN (CAR)	4.1 MILES
CANNOCK SHOPPING CENTRE	8 MIN (CAR)	1.9 MILES

CONNECTIVITY

A34	3 MIN (CAR)	0.9 MILES
HEDNESFORD TRAIN STATION	5 MIN (CAR)	1.5 MILES
M6	21 MIN (CAR)	11.1 MILES
BUS STOP	5 MIN (WALK)	0.2 MILES

EDUCATION

MOORHILL PRIMARY SCHOOL	2 MIN (CAR)	0.6 MILES
TINY TOEZ NURSERY	5 MIN (CAR)	1.5 MILES
CANNOCK CHASE HIGH SCHOOL	7 MIN (CAR)	2 MILES
STAFFORDSHIRE UNIVERSITY ACADEMY	3 MIN (CAR)	0.7 MILES

Travel times are all shown in minutes and are representative of driving time. All times and distances are taken from [google.com/maps](https://www.google.com/maps)

ABOUT SHARED OWNERSHIP

BUY YOUR NEW HOME THROUGH SHARED OWNERSHIP

Your dream home is more affordable than you may think with Shared Ownership. Shared Ownership means you can purchase part of your home and then pay rent on the remaining share. Typically, you can purchase 40-75% of your home, but lower shares are available. What's more, Shared Ownership is flexible, and allows you to increase your level of ownership over time if you choose to.

Whatever your looking for, we have a wide selection of homes perfect for whatever your needs.

Buying this home through Shared Ownership means you can purchase between 25 - 75% of the property and pay a subsidised rent on the remaining share you don't own.

Due to this property being built in 2012, a new lease of 990 years will be issued as part of the contract between us and the new Shared Owner.

Please note, as this home is no longer a new build the property will not come with any repairs or defects period.

HOW IT WORKS

- 1 BUY THE FIRST SHARE IN YOUR NEW HOME.**
- 2 PAY RENT ON THE REMAINING SHARE**
- 3 BUY MORE SHARES IN YOUR HOME LATER**

DID YOU KNOW?

Shared Ownership offers great flexibility, and you can purchase more of your home through staircasing whenever you are ready too.

[CLICK HERE TO LEARN MORE BY READING OUR SHARED OWNERSHIP GUIDE](#)

17 PHILIP GROVE

A MODERN THREE BEDROOM, SEMI-DETACHED HOME EMBRACING FLEXIBLE LIVING ACROSS THREE STOREYS.

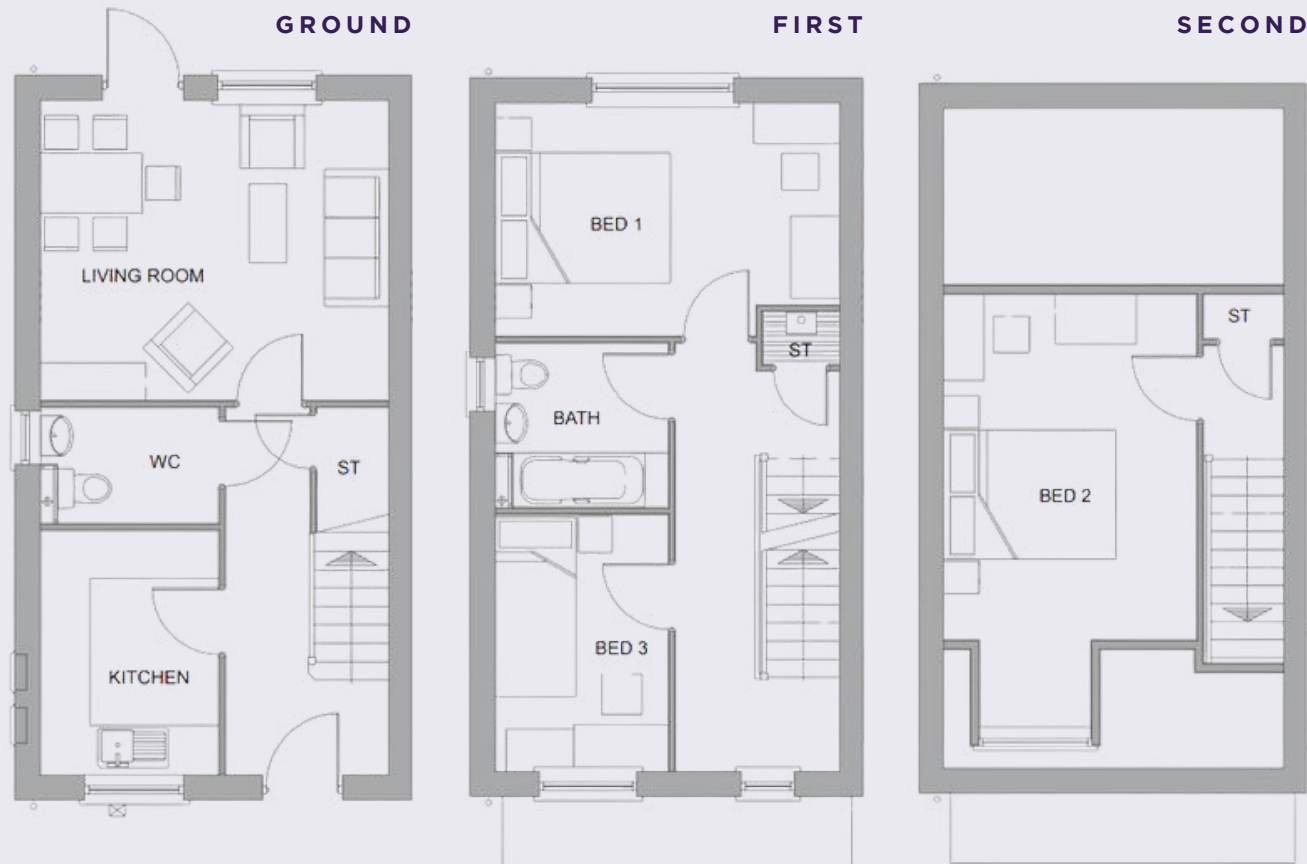
17 Philip Grove presents a rare opportunity to secure a home in Cannock where there is a limited offering of homes through the Shared Ownership scheme. Situated on the outskirts of Cannock town centre, the location offers the perfect mix of town and tranquillity, with 17 Philip Grove being tucked away from the buzz of the town centre. Built in 2012, the home itself offers flexibility across three storeys as well as spacious bedrooms and a large turfed garden.





PROPERTY DETAILS

TOTAL SQM: 96 (APPROX)



SPECIFICATION

KITCHEN

- Modern fitted kitchen
- Stainless steel kitchen sink
- Plumbing for washing machine
- Wall tiling
- Vinyl flooring

BATHROOM

- Wall tiling
- Extractor fan
- Electric shower over bath
- Vinyl flooring

GENERAL

- Three storey home
- Downstairs WC
- Gas central heating
- Car port
- Built in 2012 - sold as seen
- Close proximity to town centre
- Easy access to transport links

ROOM SIZES

<u>Ground Floor</u>	
Hallway/Kitchen	2.2M X 3M
Lounge/WC	4.3M X 3.7M
<u>First Floor</u>	
Landing/Bedroom One	4.3M X 2.9M
Bedroom Three/Bathroom	2.1M X 3.2M
<u>Second Floor</u>	
Landing/Bedroom Two	3.2M X 5.4M

Please note, this property was built in 2012 and therefore will be sold as seen. No defects or repairs period will be included in the sale of this property.



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17 PHILIP GROVE

PRICE INFORMATION

ADDRESS	100% SHARE	40% SHARE VALUE	MONTHLY RENT	MONTHLY SERVICE CHARGE
17 Philip Grove, Cannock, Staffordshire, WS11 4RF	£230,000	£92,000	£316.25	£30.74



17 Philip Grove, Cannock,
Staffordshire, WS11 4RF

Get in touch

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SATNAV

WS11 4RF

Platform Home Ownership have taken every effort to ensure that these documents are accurate and represent the properties available. Platform Home Ownership and the developer may in their efforts to improve design reserve the right to alter site plans, floorplans, elevations and specifications without prior notice. maps shown are not to scaled and for illustrative purposes only. distances are taken from [google.co.uk/maps](https://www.google.co.uk/maps). Information is correct at the time it was published - October 2024. For more information please visit us website at www.platformhomeownership.com

