

15 Sandhurst Meadows, Sundorne, Shrewsbury, Shropshire,
SY1 4SX

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

50% Shared Ownership £127,500

Viewing: strictly by appointment
through the agent

Offered For Sale on a 50% shared ownership scheme, this is a modern, spacious and well presented three storey, three bedroom semi detached town house. The property occupies a pleasant cul-de-sac position within this convenient residential location. The property is within close proximity to excellent amenities and is well placed for easy access to the local bypass linking up to the M54 motorway network and Shrewsbury town centre, This property has the added benefit of being offered For Sale with NO UPWARD CAHIN. Viewing is recommended by the agent.

Entrance hallway, lounge, kitchen/diner, rear lobby, cloakroom, first floor landing having two bedrooms, bathroom, second floor landing having large master bedroom, front and pleasing rear enclosed gardens, , generous tarmacadam driveway, UPVC double glazing, gas fired central heating, solar panels,, NO UPWARD CHAIN.

Canopy over, UPVC double glazed entrance door gives access to:

Hallway
Having radiator, wood effect flooring.

Door from hallway gives access to:

Lounge
14'4 x 11'6
Having UPVC double glazed window to front, wall mounted remote controlled electric fire, radiator, wall mounted thermostat control unit, under-stairs storage cupboard.

Door from lounge gives access to:

Kitchen/diner
11'10 x 10'1
Having a range of eye level and base units with built-in cupboards and drawers, fitted worktops with inset 1 1/2 stainless steel sink drainer unit, space for appliances, cupboard housing gas fired central heating boiler, wall mounted extractor fan, vinyl floor covering, radiator, UPVC double glazed window to rear, tiled splash surrounds.

Door from kitchen/diner gives access to:

Rear lobby
5'8 x 4'8
Having double glazed door giving access to rear gardens, vinyl floor covering, radiator.

Door from rear lobby gives access to:

Cloakroom
Having low flush WC, pedestal wash hand basin, radiator, vinyl floor covering, wall mounted extractor fan, UPVC double glazed window.

From entrance hallway stairs rise to:

Frist floor landing
Having two UPVC double glazed windows, radiator, cupboard housing pressurised water system.

Doors from first floor landing then give access to: Two bedrooms and bathroom.

Bedroom two
15'9 max x 8'6
Having UPVC double glazed window to rear, radiator.

Bedroom three
10'6 x 8'2
Having UPVC double glazed window to front, radiator

Bathroom
Having three piece white suite comprising: panel bath with mixer

shower over, pedestal wash hand basin, low flush WC, wall mounted strip light with built-in shaver point, extractor fan, UPVC double glazed window to rear, radiator, part tiled to walls.

From first floor landing stairs rise to:

Second floor landing
Door then gives access to:

Bedroom one
19'11 max reducing down to 14'2 min x 11'6
Having UPVC double glazed window with pleasing aspect to front, two radiators, free standing mirror fronted double wardrobe, eaves storage space.

Outside
To the front of the property there is a small lawn garden with a neatly kept bush, paved pathway gives access to front door. To the side of the property there is a tarmacadam driveway providing ample off street parking.

Gate side access then leads to the property's:

Rear gardens
Having paved patio area, lawn garden, timber garden shed. The rear gardens are enclosed by fencing.

Services
Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND C

Tenure
We are advised that the property is LEASEHOLD.
Rent payable per calendar month to the Housing Association: £267.88 this includes buildings insurance, grounds maintenance, un-adopted road access parking and services admin charge.
Approximate Length of lease remaining is 99 years from 1/01/2020
Ground rend review date and price increase TBC
Service charge TBC
The above charges/lease details have not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

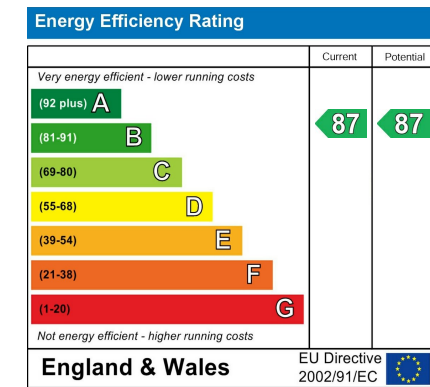
Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Eligibility summary

Buyers would need to undergo a financial assessment. Buyers would need to provide an in-date mortgage agreement in principle (or proof of cash). Buyers would need to complete our single page application form. Buyers would need to be signed off by a qualified broker who will have seen and verified their financial documentation, even if they are cash buyers.



FLOORPLANS

