



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 are 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.



25% Shared ownership £45,000

Viewing: strictly by appointment
through the agent

Holland Broadbridge

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This is a modern, particularly spacious and exceptionally well presented two double bedroom semi-detached house (for sale to prospective purchaser(s) that qualify for the Shared Ownership scheme, through The Wrekin Housing Trust, whereby a 25% share is being offered for sale at an asking price of £45,000). The property boasts a lovely south facing garden offering a generous outside space for outdoor dining and entertaining. The property is close to excellent Primary and Secondary Schools, the Royal Shrewsbury Hospital and many other local amenities, it is easily accessible to the Shrewsbury by-pass, with M54 link to the West Midlands. Viewing comes highly recommended by the selling agent.

Accommodation

Entrance hallway, cloakroom, lounge / diner, attractive contemporary kitchen, first floor landing, two double bedrooms, modern bathroom, low maintenance front garden, particularly good sized rear enclosed garden, generous driveway, upvc double glazing, gas fired central heating, no upward chain.

The accommodation in greater detail comprises the following. All measurements are approximate only.

Canopy over

Double glazed entrance door give access to:

Hallway

Having wood effect flooring, radiator, walk-in store cupboard housing gas fired central heating boiler. Door from hallway gives access to:

Cloakroom

Having low flush wc, pedestal wash hand basin with mixer tap over, tiled splash surround, radiator, extractor fan to ceiling.

Arch from hallway gives access to:

Modern kitchen

8'8 x 6'3 (2.64m x 1.91m)
Having a range of temporary eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, upvc double glazed window to the front (space for appliances), vinyl floor covering, extractor fan to ceiling.

From hallway door gives access to:

Lounge / diner

14'10 exvcluding recess x 12'10 max into staircase (4.52m exvcluding recess x 3.91m max into staircase)
Having upvc double glazed windows to the side and rear with upvc double glazed french doors giving access to the rear enclosed garden, wood effect flooring, television aerial point, two radiators. From lounge / diner stairs rise to:

First floor landing

Having doors giving access to both bedrooms and attractive bathroom:

Bedroom one

12'11 x 9'2 (3.94m x 2.79m)
Having two upvc double glazed windows to the front, radiator, loft access.

Bedroom two

12'11 max into recess reducing down to 9'3 x 8'0 (3.94m max into recess reducing down to 2.82m x 2.44m)
Having upvc double glazed window overlooking the rear garden, radiator, built-in shelved store cupboard.

Attractive bathroom

Having a white suite comprising: A panelled bath with electric shower over, pedestal wash hand basin, low flush wc, radiator, vinyl floor covering, extractor fan to ceiling, shaver point, upvc double glazed window to the side.

Outside

To the front of the property there is a low maintenance front garden with paved patio giving access to the front entrance door. To the side of the property there is a tarmac driveway providing parking for two vehicles. Gated pedestrian side access then leads to a pleasing rear enclosed garden having a paved patio area, lawned garden and timber garden shed.

Services

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

What is Shared Ownership?

- * Help to Buy Shared Ownership is great opportunity for anyone who wants to get a foot on the property ladder but can't afford to buy a home outright on the open market.
- * The scheme gives you the chance to buy a share in a brand new leasehold property (either a house or an apartment) on a part buy/part rent basis.
- * You buy a share of between 25% and 80% of a home from a registered provider, usually a housing association. You then pay a subsidised monthly rent to the housing association for the remaining share.
- * It's not just new properties that are available to buy under Shared Ownership. From time to time, older properties can become available for resale.

Who are Help to Buy Midlands

- * Help to Buy Midlands is the largest of seven government appointed Help to Buy agents in England; selected by Homes England (previously known as the Homes and Communities Agency) to deliver Help to Buy across England.
- * Orbit is the Help to Buy agent for the Midlands and delivers services in the following areas: Coventry & Warwickshire. Herefordshire & Worcestershire. Staffordshire & Shropshire. Derbyshire & Leicestershire. Northamptonshire & Nottinghamshire. Rutland & Lincolnshire. Birmingham, Solihull & the Black Country.
- * The local Help to Buy agent has two main functions; firstly to promote homeownership schemes and secondly to assess applicants for these schemes to make sure each customer is eligible and it is affordable.
- * If you are looking for an agent that covers another area, you can find a list of all Help to Buy agents on the national Help to Buy website.
- * Help to Buy Midlands is delivered by Orbit Homes (2020) Ltd, part of the Orbit Group Ltd, a registered provider of social housing and exempt charity. For more information about Orbit Homes (2020) Ltd or the Orbit Group, please go to www.orbit.org.uk
- * Help to Buy Midlands Contact Details
- If you require further information on Help to Buy, please contact us at:
 - * Help to Buy Midlands, Garden Court, Harry Weston Road, Binley Business Park, Binley, Coventry. Email: hba@orbit.org.uk
 - Telephone: 03458 50 20 50 select option 2

Apply for Shared Ownership?

- * In order to apply you will need to register and create an online account
- * You can apply to see if you qualify for Shared Ownership by registering and completing our online application form
- * To apply as a single applicant you will need to navigate the following address: <https://www.hostedfiles.co.uk/forms.orbit?id=HomeBuySole>

To qualify for Help to Buy Shared Ownership?

- * You can't afford to buy a home on the open market
- * You have a household income of less than £80,000 per year.
- * Applicants are primarily expected to be first time buyers, although applicants who currently own or have previously owned a property may be considered for the scheme.
- * You are at least 18 years of age.

- * You have a good credit rating.
- * You have at least £1,500 savings to cover one-off costs involved in buying your new home such as solicitor costs. This does not include any mortgage deposits, developer reservation fees or stamp duty (if applicable). Most schemes will require you to have a deposit of at least 5% of the share you are buying.

What happens next?

Once a completed application has been received, an assessment will be made, it to see if you qualify for the scheme you've chosen. It's important that you can sustain your purchase financially and are not over-stretching yourself as once you have been approved for the scheme the housing association will check to make sure you meet Homes England's sustainability and affordability criteria. Outcome of your application is usually within 4 working days. If you qualify then you can start looking for your new home.

Tenure

We are advised that the property is LEASEHOLD but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

An example plus the approximate service charge

There is a service charge on the development which includes the building insurance for the property, administration charge for rent collection, yearly statement, and management company payment to Pinnacle, this is paid to WHT directly and WHT cover the buildings insurance under their policy. The rent is calculated based on the unsold equity of the property so will depend on what you sell the property for:

Property value £180,000
25% share £45,000
Service Charge £16.44
75% unsold £135,000

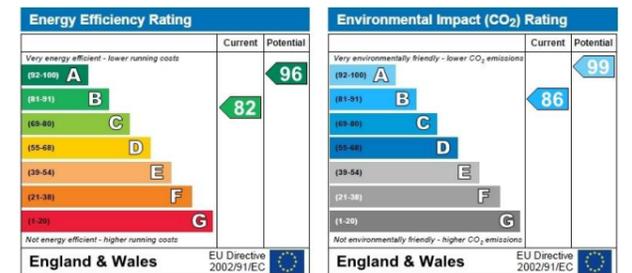
Rent calculation £135,000/100 x 2.75/12 =£309.38pcm
Total rent + service charge £325.82pcm

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).

Disclaimer

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION



FLOOR PLANS

