

20 The Knolls, Gains Park, Shrewsbury, Shropshire, SY3  
5DR

[www.hbshrop.co.uk](http://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 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.

**50% Shared Ownership £55,000**

Viewing: strictly by appointment  
through the agent

**PUBLIC NOTICE:**

Holland Broadbridge are now in receipt of an offer for the sum of £49,000 for 20 The Knolls. Anyone wishing to place an offer on this property should contact Holland Broadbridge - sales@hbshrop.co.uk or 01743 357000 before exchange of contracts.

Occupying a pleasant cul-de-sac position within this favoured residential location this is a two bedroom mid-terrace house, on a shared ownership basis of 50%, requiring general modernisation/improvement. The property is within close proximity to the Royal Shrewsbury Hospital, good local amenities and is well placed for easy access to the local bypass linking up to the M54 motorway network. This property will be of interest to a number of buyers and has the added benefit being offered for sale with NO UPWARD CHAIN.

**Accommodation**

Entrance hallway, lounge/diner, kitchen, conservatory, first floor landing, two bedrooms, bathroom, front and rear enclosed gardens, double glazing, gas fired central heating. NO UPWARD CHAIN

Upvc double glazed entrance door gives access to:

**Hallway**

Having under-stairs store cupboard, upvc double glazed window to side.

Door from hallway gives access to:

**Lounge/diner**

13'0 x 11'2  
Having coving to ceiling, radiator.

Double glazed sliding door from lounge/diner gives access to:

**Upvc double glazed conservatory**

10'0 x 8'1  
Having upvc double glazed windows, polycarbonate roof, double glazed sliding door giving access to rear gardens.

Doorway from hallway gives access to:

**Kitchen**

6'11 x 6'7  
Having two based store cupboards, worktops with inset stainless steel sink, eye level storage cupboards, upvc double glazed window to front, tiled splash surrounds.

From hallway stairs rise to:

**First floor landing**

Having loft access.

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

**Bedroom**

10'0 x 9'6  
Currently partitioned making two areas having two upvc double glazed windows, radiator.

**Bedroom**

8'3 x 7'1  
Having upvc double glazed window to rear, radiator.

**Bathroom**

Having panelled bath, low flush WC, pedestal was hand basin, tiled to walls, upvc double glazed window to rear, wall mounted towel rail.

**Outside**

To the front of the property there is a lawned garden with paved pathway giving access to front door. To the rear there is a mature garden having paved area, small decked area, lawned grass. The rear gardens are enclosed by fencing. One Allocated Parking Space

**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 A**

**Tenure**

We are advised that the property is leasehold  
Length of lease remaining: 98 years from 2022  
Current service charge:  
Ground rent charge:  
Ground rent review and price include:

Please be advised the rent is £241.62 per month  
The buildings insurance is £6.48 per month

**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.