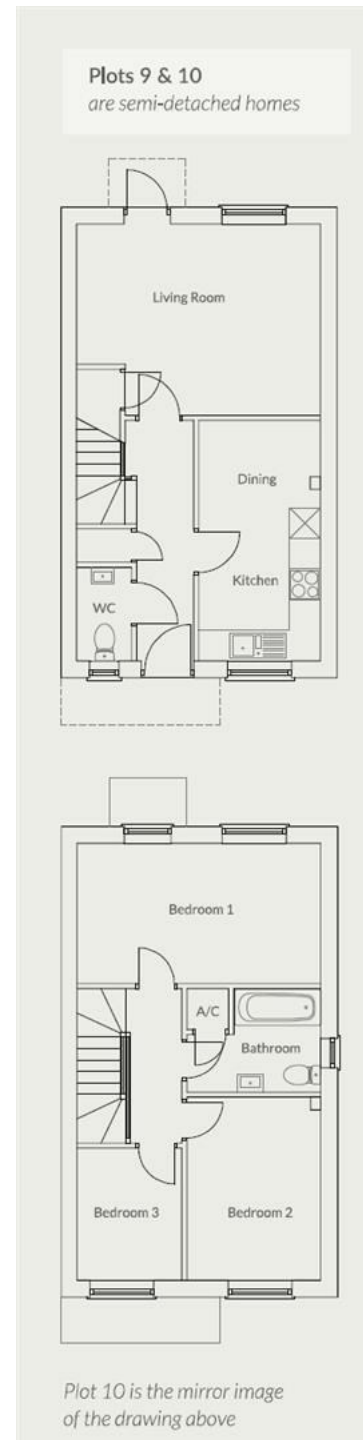


20 Molesworth Way, Whittington, Oswestry, Shropshire,
SY11 4FQ

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 £112,500

Viewing: strictly by appointment
through the agent

This is an attractive, spacious and well proportioned, brand new three bedroom semi detached house, which is being offered for sale on a Shared Ownership scheme. The valuation is currently £225,000 so a 50% share would be £112,500. The monthly cost per calendar month would work out to be £538.74 (please note, a higher share can be purchased, there is an 80% staircasing cap on the property, subject to being financially qualified and meeting certain requirements set by Shropshire Towns And Rural Housing). Castle Keep offers an inevitable position within this popular location ideally placed for easy access to Oswestry, Wrexham Chester and beyond. This property is being offered for sale with NO UPWARD CHAIN.

Accommodation

Entrance hall, cloakroom, kitchen/diner, lounge, first floor landing, three bedrooms, bathroom, front and rear enclosed gardens,

Hallway

15'5" x 4'3" max
Flooring - to include store.

Carpet - Mount Twist - 75 Stone Grey

Living room

15'6" max x 12'3" max
Flooring - to include under stairs cupboard.

Carpet - Mount Twist - 75 Stone Grey.

Kitchen/diner

15'5" x 7'9"
Units - Devlin Matt - Mussel

Handles - H917 stainless steel bar handle

Worktop - Spectra Collection (laminated) Colmar Oak

Sink - Kent Snow Gloss 7.5 x 30 cm, brick bond, grey grout

Hob - Belling GHU602GCSTA four burner gas hob

Extractor - Belling stainless steel

Oven - Belling BI602FP single oven

Fridge freezer - Belling B50509FF 50/50

Floor - Sheet vinyl - Smartex Golden Oak 361m

Cloakroom

6'0" x 5'6"
Flooring - Sheey vinyl - Smartex - Pure Oak 190L.

Splash back tile - Park Lineal Blanco 25 x 44.3

First floor

Stairs and landing

9'10" x 3'5"
Carpet - Mount Twist - 75 Stone Grey

Bedroom one

23'11" x 9'0"
Flooring - Carpet - Mount Twist - 75 Stone Grey

Bedroom two

11'8" x 8'5"
Flooring - Carpet - Mount Twist - 75 Stone Grey

Bedroom three

8'5" x 8'2"
Flooring - Carpet - Mount Twist - 75 Stone Grey

Bathroom

8'5" max x 6'7" max
Wall tiles - Park Lineal Blanco 25 x 44.3 , landscape

Splashback - Park Lineal Blanco 25 x 44.3, landscape

Flooring - Sheet vinyl - Smartex - Pure Oak 190L

Rear gardens

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 B

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.

Service charge

The total service charge figure is £538.74. this includes £200.59 for the site maintenance, £288.15 for the annual building insurance premium and £50 for the annual boiler service charge.

Ground rent review T.B.C by Solicitors

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.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.