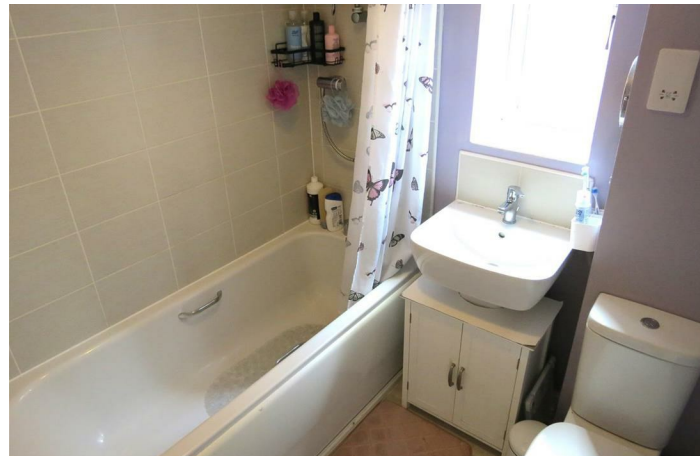
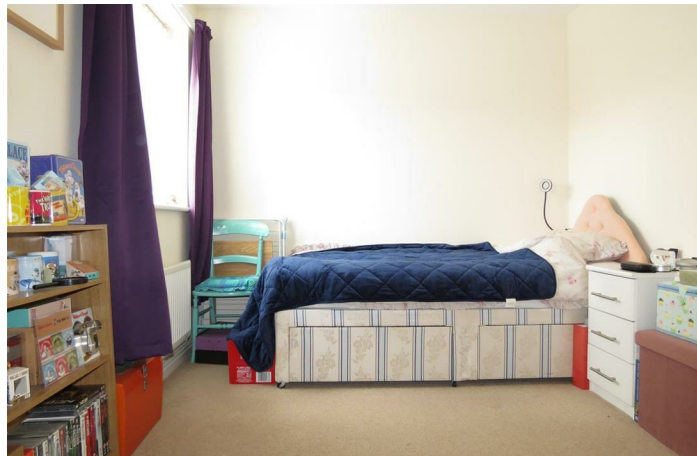




6 Pikemen Avenue, Archery Fields, Shrewsbury, Shropshire,  
SY1 4FF

[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.

**25% Shared Ownership £48,750**

Viewing: strictly by appointment  
through the agent

Offered For Sale under a Shared Ownership scheme with The Housing Plus Group Limited, for a 25% share. This is a well maintained and deceptively spacious two double bedroom semi-detached house. The property is situated on this modern development, situated to the North side of Shrewsbury Town Centre within close proximity to excellent amenities along with the Shrewsbury bypass linking up to the M54 motorway network. The accommodation briefly comprises of the following: Entrance hallway, cloakroom, lounge, modern kitchen / diner, first floor landing, two double bedrooms, bathroom, two allocated car parking spaces, attractive rear enclosed garden, upvc double glazed windows, gas fired central heating boiler.

The accommodation in greater detail comprises:

Double glazed entrance door gives access to:

**Entrance hallway**

Having radiator, telephone point. Door from entrance doorway gives access to:

**Cloakroom**

Having low flush WC, pedestal wash hand basin, radiator, upvc double glazed window to front, vinyl wood effect floor covering.

Door from entrance hallway gives access to:

**Lounge**

14'11 x 9'6

Having upvc double glazed window to front, radiator, under-stairs storage cupboard. Door from lounge gives access to:

**Modern kitchen / diner**

12'8 x 8'1

Comprises: Modern eye level and base units with built-in cupboards and drawers, cupboard housing gas fired central heating boiler, fitted wooden style worktops, with inset stainless steel drainer unit, four ring gas hob and oven below, (SPACE for further appliances), upvc double glazed window to rear, wood effect vinyl tiled floor covering, upvc double glazed French doors giving access to the rear garden.

From entrance hallway stairs rise to:

**First floor landing**

Having loft access. Doors then give access to two double bedrooms and bathroom.

**Bedroom one**

12'8 x 8'1

Having upvc double glazed window to rear, radiator.

**Bedroom Two**

12'8 max x 8'6

Having two upvc double glazed windows to front, radiator, over-stairs storage cupboard / wardrobe.

**Bathroom**

Having a modern three piece suite comprising: Paneled bath with mixer shower over, pedestal wash hand basin, low flush WC, upvc double glazed window to side, shaver point, part tiled to walls, vinyl tiled floor covering, radiator.

**Outside**

To the front of the property there is two car parking spaces, paved pathway giving access to the front entrance door. Gated side access then leads to the property's attractive rear garden comprising: Two paved patio areas, paved pathway, artificial lawn garden area, raised beds. The rear garden is enclosed by fencing.

**Agents note:**

For more information / a helpful guide for Shared Ownership properties - <https://www.homesplus.co.uk/finding-a-home/shared-ownership/>

**Why buy Shared Ownership?**

Shared ownership helps many first time buyers get a foot on the property ladder. Buying a home in the current market can be very challenging. By purchasing an initial share of 25% to 75% of the value of a property, shared ownership opens the door to home ownership when it would otherwise not have been affordable.

A mortgage or savings are required for the share that is purchased and rent is paid on the remaining share. There is also a monthly service charge payable. The benefits of shared ownership include:

Owning part of you home, rather than paying all rent with no return.

Your monthly rent and mortgage can work out cheaper than buying outright and cheaper than renting.

You can buy more shares in your property. The more shares you own the less rent you need to pay.

You only buy what you can afford so you don't overstretch yourself financially.

**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**

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

**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.  
Date of property lease: 10th January 2017  
Lease term: 99 years from 10th January 2017  
Percentage owned: 25%  
Staircasing restrictions: 80% restricted staircasing  
Monthly rent & service charge total: £441.05

**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.

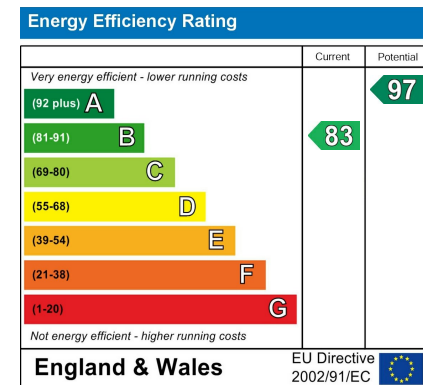
Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a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

**Disclaimer**

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

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

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.



## FLOORPLANS

