

13 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 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.
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Offering well presented, improved, extended and spacious living accommodation over three floors, this is a modern three double bedroom semi detached house, offered for sale on a 50% shared ownership scheme with Severn Homes. The property is within close proximity to excellent amenities and well placed for easy access to the local bypass. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, contemporary refitted kitchen/breakfast room, rear lobby, cloakroom, garden room, first floor landing having two double bedrooms and refitted shower room, second floor landing, large master bedroom, front and low maintenance rear enclosed gardens, driveway, UPVC double glazing, gas fired central heating, solar panels, pleasing cul-de-sac position.

The accommodation in greater detail comprises:

Canopy over, double glazed entrance door gives access to:

Entrance hallway

Having wood effect flooring, radiator.

Door from entrance hallway gives access to:

Lounge

14'3 x 11'8 max

Having UPVC double glazed window to front, wood effect flooring, radiator, wall mounted digital heating control panel, understairs storage cupboard.

Arch from lounge gives access to:

Contemporary refitted kitchen/breakfast room

11'11 x 10'2

Having a range of contemporary eye level and base units with built-in cupboards and drawers, integrated oven, microwave combination oven, dishwasher, fridge, wine cooler, cupboard housing gas fired central heating boiler, stylish fitted worktops with inset stainless 1 1/2 sink drainer with mixer tap over (including hot tap), four ring induction hob with wall hung cooker canopy, recessed spotlights to ceiling, wood effect flooring.

Door from kitchen/breakfast room gives access to:

Rear lobby

5'8 x 4'8

Having eye level store cupboard, radiator, wood effect flooring. Door to:

Cloakroom

Having low flush WC, wash hand basin with mixer tap over, space for washing machine and tumble dryer, UPVC double glazed window to side, radiator, wood effect flooring, UPVC double glazed door from kitchen/breakfast room gives access to:

Garden room

12'3 x 8'7

Having UPVC double glazed windows, UPVC double glazed French doors giving access to rear gardens, polycarbonated lantern roof, wall hung radiator, tiled wood effect flooring, recessed spotlights.

From entrance hallway stairs rise to:

First floor landing

Having UPVC double glazed windows to side and front of property, store cupboard housing pressurised water system, radiator.

Doors from first floor landing give access to: Two double bedrooms and refitted shower room.

Bedroom two

15'9 max into recess reducing down to 12'5 min x 8

Having UPVC double glazed window to rear, radiator.

Bedroom three

10'7 x 8'2

Having UPVC double glazed window to front, radiator.

Refitted shower

Having a large walk-in tiled shower cubicle, low flush WC, pedestal wash hand basin, tiled floor, part tiled to walls, UPVC double glazed window to rear, radiator, strip light with built-in shaver point.

From first floor landing stairs rise to:

Second floor landing

Door gives access to:

Bedroom one

19'11 max x 11'6 max

Having two UPVC double glazed windows to front, two radiators, eaves storage, loft access.

Outside

To the front of the property there is a lawn garden with barked area and inset shrubs with paved pathway giving access to front door. To the side of this there is a tarmacadam driveway providing ample off street parking. Gate pedestrian side access then leads to property's:

Low maintenance rear gardens

Having generous size paved patio, outside lighting point, low maintenance gravel sections, timber garden shed. The rear gardens are enclosed by fencing.

AGENTS NOTE

*Any interested parties will have to go through an application an assessment process which will involve meeting any local connection criteria's, a free no obligation individual eligibility check which will be carried out by the mortgage people (TMP) on behalf of HomesPlus the shared ownership provider.

*A full financial assessment will be carried out by TMP on behalf of the provider.

*You'll be asked to complete a single page application form.

*The provider will review the full assessment and make a decision on whether to approve your application and a what share level.

* If you do not meet eligibility, affordability, or provide a policy requirements, or cannot provide the necessary documents, your application will likely be declined.

The basic eligibility for someone to qualify for shared ownership would be if both the following are true.

1. Your household income is £80,000 a year or less
2. You cannot afford all the deposit and mortgage payments for a home that meets your needs on the open market.

One of the following must also be true:

Your a first time buyer.

You used to own a home but cannot afford to buy one now.

Your forming a new household for example: after a relationship breakdown.

Your an existing shared owner and want to move.

You own a home and want to move but cannot afford a new home that meets your needs.

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.

The vendor/s have informed us these details/charges are applicable:

Approximate Length of lease remaining is 84 years

Ground rent payable to housing association is £293.93 PCM

Service charge £13.47 PCM

Building insurance £8.33 PCM

Ground maintenance £3.10 PCM

Ground rent review date and price increase - TBC

Admin fee £1.14 PCM

Sinking fund / unadopted road £0.90 PCM

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

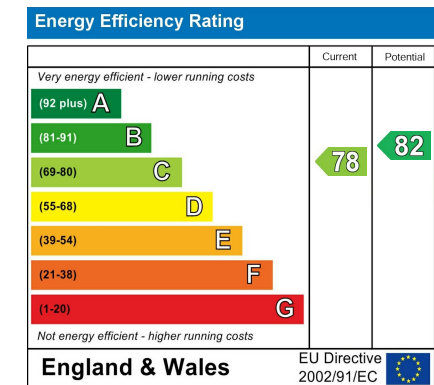
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.



FLOORPLANS

