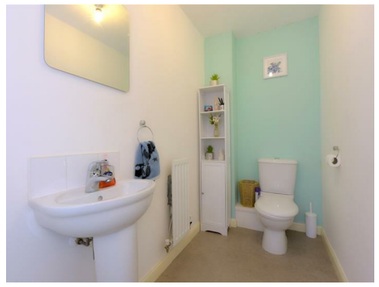
HOLLAND BROADBRIDGE














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HOLLAND BROADBRIDGE

32 Woodwynd Close, Bowbrook Meadows, Shrewsbury, Shropshire, SY5 8PZ

www.hbshrop.co.uk



25% Shared Ownership £57,500

Viewing: strictly by appointment through the agent

Holland Broadbridge
5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

t: **01743 357000**
e: **sales@hbshrop.co.uk**

HOLLAND BROADBRIDGE

32 Woodwynd Close, Bowbrook Meadows, Shrewsbury, Shropshire, SY5 8PZ

25% Shared Ownership

£57,500

Offered for sale under a shared ownership scheme with Wrekin Housing for a 25% share, this is a pleasantly situated, deceptively spacious two double bedroom modern semi detached house. The property is situated on this pleasing development within close proximity to many amenities. Commuters will be pleased to know that access is readily accessible to the local bypass which in turn links up to the wider motorway network. NO UPWARD CHAIN. Viewing is highly recommended.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, lounge/diner, modern kitchen/breakfast room, first floor landing, two large double bedrooms, bathroom, front and rear enclosed gardens, two allocated car parking spaces, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN. Viewing is highly recommended.

The accommodation in greater detail comprises:

Canopy over, double glazed entrance door gives access to:

Entrance hallway
Having radiator, understairs store cupboard.

Door from entrance hallway gives access to:

Cloakroom
Having low flush WC, pedestal wash hand basin with mixer tap over, vinly floor covering, extractor fan to ceiling, radiator.

Door from entrance hallway gives access to:

Lounge/diner
14'5 x 10'7
Having UPVC doubel glazed window to rear, composite double glazed door gibing access to rear gardens, two radiators.

Door from entrance hallway gives access to:

Modern kitchen/breakfast room
11'5 x 8'0
Having modern eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink drainer unit with mixer tap over, tiled splash surrounds, vinyl floor covering, UPVC doubel glazed window to front, wall mounted gas fired central heating boiler, radiator, space for appliances.

From entrance hallway stairs rise to:

First floor landing
Having loft access, store cupboard.

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

Bedroom one
14'5 x 9'2 reducing down to 7'7 min
Having two UPVC double glazed windows to rear, radiator.

Bedroom two
15'5 max x 9'0
Having two UPVC double glazed window to front, radiator, TV aerial point.

Bathroom
Having a three piece white suite comprising: Panel bath with electric shower over, pedestal wash hand basin with mixer tap over, low flush WC, radiator, UPVC double glazed window to side, vinyl floor covering.

Outside
To the front of the property there are two allocated car parking spaces. The paved pathway giving access to front door having low maintenance stone front garden. Gated side access then leads to the property's:

Rear garden
Which comprise: Paved patio with matching pathway, low maintenance stone sections, lawn garden, timber garden shed, outside lighting point. The rear gardens are enclosed by fencing.

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.
The vendor/s have informed us these details/charges are applicable:
Approximate Length of lease remaining 99 years from 1st April 2019
Staircase restrictions up to 80% share of the property
Ground rent TBC
Ground rent review date and price increase TBC
Monthly rent is currently £444.39 with a service charge of £6.59 per calendar month

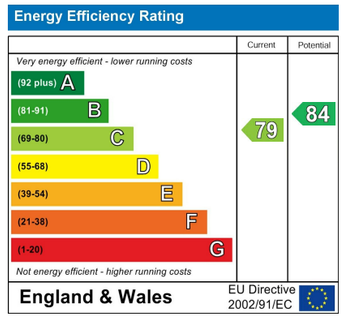
The above charges/lease details have not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

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).

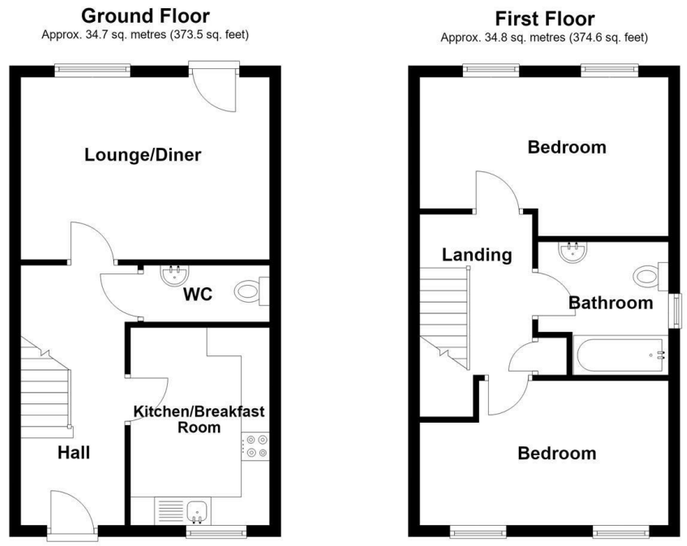
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Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe 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.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



FLOORPLANS



Total area: approx. 69.5 sq. metres (748.1 sq. feet)

For illustrative purposes only.Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.

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