HOLLAND BROADBRIDGE













The Property Ombudsman

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.

HOLLAND BROADBRIDGE

10 Hayward Close, Bomere Heath, Shrewsbury, Shropshire, SY4 3SF

www.hbshrop.co.uk



35% Shared Ownership £80,500

Viewing: strictly by appointment through the agent

Holland Broadbridge
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10 Hayward Close, Bomere Heath, Shrewsbury, Shropshire, SY4 3SF

35% Shared Ownership

£80,500

35% Shared Ownership with Connexus Housing Association

An excellent opportunity to acquire this spacious and modern two double bedroom semi-detached home, occupying a delightful end-of-cul-de-sac position within the highly regarded village of Bomere Heath. Beautifully presented throughout, the property offers thoughtfully proportioned accommodation ideally suited to first-time buyers and those seeking an affordable route onto the property ladder. Particular mention must be made of the stunning rear outlook, with uninterrupted views across adjoining farmland and surrounding countryside, providing a wonderful sense of space and tranquillity. Bomere Heath is a popular and sought-after village location approximately six miles north of Shrewsbury, offering a range of everyday amenities including a Co-op supermarket, public house, primary school and community facilities. The local bypass and Shrewsbury town centre are also readily accessible. Early viewing is highly recommended to appreciate the property's accommodation, position and exceptional rural outlook.

The accommodation briefly comprises

Entrance hallway, cloakroom, lounge/diner, attractive kitchen, first floor landing, two double bedrooms, modern bathroom, front, side and generous rear enclosed gardens, delightful rural aspect to rear towards local farmland, countryside and beyond, brick paved driveway providing off street parking for two vehicles, UPVC double glazing, gas fired central heating, end of cul-de-sac position. Viewing is highly recommended.

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:

Cloakroom
Having low flush WC, pedestal wash hand basin, tiled effect floor covering, UPVC double glazed window to front, wall mounted extractor fan, radiator.

Doors from entrance hallway gives access to:

Lounge/diner
15'7 x 15'7 max
Having wood effect flooring, two radiators, useful understairs storage cupboard, UPVC double glazed windows to side and rear of property, UPVC double glazed door giving access to rear gardens.

Door from entrance hallway gives access to:

Attractive Kitchen
10'6 x 7'6
Having modern eye level and base units with built-in cupboards and drawers, integrated Zanussi stainless steel finished oven with four stainless steel gas hob with stainless steel cooker canopy over, wall mounted gas fired central heating boiler, UPVC double glazed window to front, fitted worktops with inset stainless steel 1 1/2 sink drainer unit with mixer tap over, tiled floor, space for appliances, radiator.

From entrance hallway stairs rise to:

First floor landing
Having loft access, linen store cupboard.

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

Bedroom one
13'4 max x 10'7
Having UPVC double glazed window with a pleasing aspect to front, radiator, over stairs storage cupboard, large built-in over stairs wardrobe, wall mounted heated control panel.

Bedroom two
15'7 x 8'8
Having UPVC double glazed window with a stunning rural aspect to rear, radiator.

Modern bathroom
Having a three piece white suite comprising: Panel bath with mixer shower over, glazed shower screen to side, pedestal wash hand basin with mixer tap over, low flush WC, vinyl tiled effect floor covering, wall mounted extractor fan, radiator.

Outside
To the front of the property there is a double width paved driveway providing off street parking for two vehicles, paved pathway gives access to front door, lawn front gardens. Gated side access then leads to the property's:

Side and rear gardens
Having timber garden shed, paved pathway, small patio area, lawn gardens with inset shrubs. The rear gardens border local farmland and offer a delightful rural aspect.

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 is 93 years
Rent which includes service charge, ground rent and up keep of the development - £401.87 per month
Staircasing up to 80%
The above charges/lease details have not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

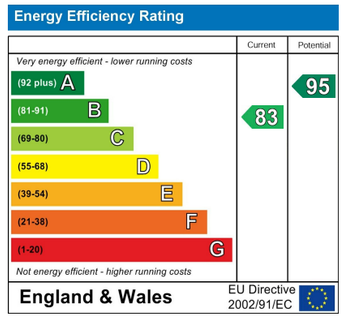
Mortgage services
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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.

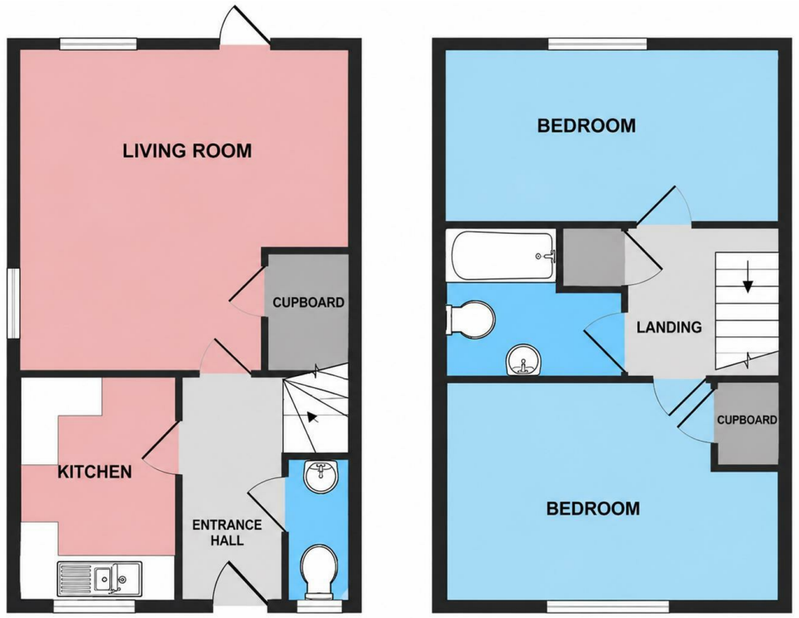
Disclaimer
Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.

Shared Ownership Home and Allocation Criteria

WHO CAN APPLY?
You can apply if both of the following apply to you:
Your household income is £80,000 or less, and
You cannot afford to buy a suitable home on the open market (including deposit and
mortgage).
You must also meet one of these:
You are a first-time buyer
You previously owned a home but can no longer afford to buy
You are forming a new household (e.g. after a relationship breakdown)
You are an existing shared owner looking to move
You own a home but cannot afford to move to a suitable one
If you currently own a home, it must be sold before you complete your shared ownership
purchase.
LOCAL CONNECTION REQUIREMENTS
You must have a local connection to the area through residency, work, or family.
You will qualify if any one of the following applies:
(1) You live (or have lived) locally
You currently live in the area, or
You have lived in a Shropshire parish for:
6 of the last 12 months, or
3 of the last 5 years
(2) You work locally
You have a job in the area (or a confirmed job offer)
Work must not be casual
Part-time (16+ hours) and self-employment both count
(3) You have close family locally
You (or someone in your household) have close family (parents, adult children, siblings)
who:
Live in a Shropshire parish, and
Have lived there for at least 12 months
You wish to live near them
(4) You need family support
You need to give or receive care/support to live independently
This can still apply if you don't currently live in the area but have strong, long-standing
links
(5) Special circumstances
In exceptional cases, the Council may accept other reasons as a valid local connection



FLOORPLANS



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