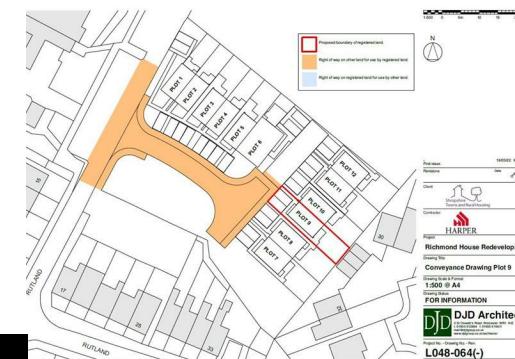


10 Cherry Blossom Way., Harlescott, Shrewsbury,
Shropshire, SY1 3FH

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:

- 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.
- 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.
- 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.

An attractive, modern and spacious brand new two bedroom semi-detached house which is being offered for sale on a shared ownership scheme. The valuation is currently at £160,000, so a 50% share would cost £80,000. The rent which is payable to the Housing Association would be £2200.00 per annum (please note a higher share can be purchased). There is no staircasing cap on the property so there is the option to staircase up to 100% ownership in the future subject to being financially qualified and meeting certain requirements set by Shropshire Towns and Rural Housing. Please register on the Shropshire HomePoint website which is Shropshire's choice based lettings system for shared ownership. Viewing is recommended by the selling agent.

have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Accommodation

Entrance hallway, cloakroom, lounge, kitchen/diner, first floor landing, two bedrooms, bathroom, air source heating, double glazing.

Property Key Features

- An attractive, modern and spacious brand new semi-detached house
- Two bedrooms
- Lounge
- Kitchen/diner
- Bathroom
- 50% shared ownership
- Viewing is recommended

Reception hallway

Cloakroom

Kitchen/dining room

Lounge

First floor landing

Bedroom one

Bedroom two

Bathroom

Outside

Enclosed rear garden'

AGENTS NOTE

The rental figure to the Housing Association is based off an example of 50% share.

Services TBC

Any services connected to the property have not yet been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCL TAX BAND TBC

The council Tax band is yet to allocated to each property and will be forthcoming from the Shropshire County Council Department.

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.

We have been informed that the service charge figure will be £272.03 and £97.50 for grounds maintenance making a total service charge of £369.53 per annum.

We have been informed that there is no ground rent payable.

The annual rent payable to the housing association will be £2200.00 per annum.

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