

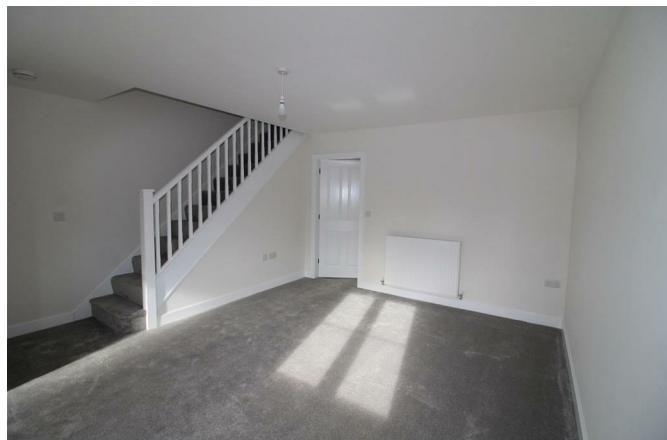
62 Atherton Rise Hanwood Shrewsbury SY5 8BS



**3 Bedroom House - Semi-Detached
25% Shared Ownership £49,500**

The features

- PART OWN YOUR HOME
- HIGH ENERGY INSULATION AND GAS CENTRAL HEATING
- SPACIOUS LOUNGE
- 3 BEDROOMS AND BATHROOM WITH SHOWER
- ENCLOSED REAR GARDEN
- SHARED OWNERSHIP OPPORTUNITY
- RECEPTION WITH CLOAKROOM
- KITCHEN/DINING ROOM
- DRIVEWAY WITH PARKING FOR 2
- EARLY REGISTRATION HIGHLY RECOMMENDED



PART OWN YOUR HOME - An excellent opportunity to purchase this brand new 3 bedroom home on this fabulous new development built by reputable local developers Galliers Homes.

Offered for sale on the Shared Ownership Scheme which enables purchasers to start with owning 25% of the property and paying a monthly rental on the remaining share.

Part owning your home can be cheaper than renting and is an excellent way to step onto the property ladder.

Ready for your immediate occupation.

Property details

DESCRIPTION

PART OWN YOUR HOME - A brand new 3 bedroom home. High Energy Insulation, Gas Central Heating and Double glazing with spacious accommodation comprising Reception Hall with Cloakroom, good sized Lounge Kitchen/Dining Room with appliances, 3 Bedrooms and Bathroom with shower. Enclosed rear garden and driveway with parking.

Offered for sale on the Shared Ownership Scheme which enables purchasers to start with owning 25% of the property and paying a monthly rental on the remaining share. We have been advised the monthly rental for a 25% share purchase will be £340.31 and that the properties are leasehold with a monthly service charge of approx £30.. We are advised that staircasing is restricted to 80% of the property and would recommend this and the rental is verified during pre-contract enquiries.

Part owning your home can be cheaper than renting and is an excellent way to step onto the property ladder.

LOCATION

The property occupies an enviable position on the edge of this popular and sought after Village which lies on the southern edge of the Town Centre. Hanwood has excellent facilities including Post Office/Store, School, Public House, Church and a regular bus service to the Town Centre. Ideally placed for access to the A5/M54 motorway network.

ENTRANCE VESTIBULE

Door opening to entrance vestibule with radiator.

CLOAKROOM

WC and wash hand basin, radiator.

LOUNGE

With window overlooking the front, media points, radiator.

KITCHEN/DINING ROOM

Attractively fitted with range of white high gloss fronted units incorporating sink unit set into base cupboard. Further range of cupboards and drawers with worksurfaces over and having inset 4 ring hob with oven and grill beneath and extractor hood over, fridge freezer and washer dryer with matching facia panels. Tiled surrounds and range of eye level wall units, space for Dining table and double opening French doors leading onto the rear garden.

FIRST FLOOR LANDING

From the Lounge, staircase leads to First Floor Landing with access to roof space.

BEDROOM 1

With window to the front, double wardrobe, radiator.

BEDROOM 2

with window to the rear, radiator.

BEDROOM 3

with window to the front, radiator

BATHROOM

With suite comprising panelled bath with shower unit over, wash hand basin and WC suite. Complementary tiled surrounds, heated towel rail/radiator, window to the rear.

OUTSIDE

The property occupies an enviable position approached over driveway with parking for several cars. Front Garden is laid to lawn, side pedestrian access to the enclosed rear garden. Electric car charging point.

TENURE

We are advised the property is Leasehold and subject to a monthly Service Charge of approximately £30.00

GENERAL INFORMATION

FINANCIAL SERVICES

We work in conjunction with several highly reputable Financial Advisors who offer totally independent and in most cases FREE advice and service.

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 3.00pm on Sunday, maximising every opportunity to find your new home.

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3 Bedroom House - Semi-Detached

25% Shared Ownership £49,500





Judy Bourne

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Get in touch

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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.