

# 3 Hall Meadow Wellington Telford TF1 2FR



2 Bedroom House - Semi-Detached  
40% Shared ownership £72,000

## The features

- PART OWN YOUR HOME
- HIGH ENERGY INSULATION. GAS CENTRAL HEATING
- KITCHEN WITH OVEN AND HOB
- BATHROOM WITH SHOWER UNIT
- EARLY REGISTRATION HIGHLY RECOMMENDED
- FABULOUS SHARED OWNERSHIP OPPORTUNITY
- RECEPTION HALL WITH CLOAKROOM
- 2 DOUBLE BEDROOMS
- DRIVEWAY WITH PARKING FOR TWO CARS



**PART OWN YOUR HOME - An excellent opportunity to purchase this brand new 2 bedroom home on this fabulous new development forming part of Haygate Fields on the edge of Wellington.**

**Offered for sale on the Shared Ownership Scheme which enables purchasers to start with owning 40% 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 recently constructed by reputable developer Anwyl Homes. High Energy Insulation, Gas Central Heating and Double glazing with spacious accommodation comprising Reception Hall with Cloakroom, good sized Lounge/Dining Room, Kitchen with oven and hob, 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 40% of the property and paying a monthly rental on the remaining share. We have been advised the monthly rental for a 60% share purchase will be £281.88 and that the properties are leasehold with a monthly service charge of £30.00. We are advised that there is no restriction is staircasing out to own 100% 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 this brand new development on the edge of the busy and popular market town of Wellington. Ideally placed for ease of access to Telford Town Centre and the M54 motorway network with links to the County Town of Shrewsbury, Wolverhampton, Birmingham and the West Midlands. Wellington has an excellent range of amenities including Supermarkets, Shops, Schools, Doctors, Restaurants and Public Houses, its own Railway Station and is close to the Princess Royal Hospital.

### **RECEPTION HALL**

Covered entrance with door opening to spacious Reception Hall. Radiator.

### **CLOAKROOM**

with low flush WC and wash hand basin, radiator.

### **LOUNGE/DINING ROOM**

A spacious well proportioned room with door leading to rear garden. Media point, radiator.

### **KITCHEN**

Attractively fitted with range of units incorporating sink unit set into base cupboard. Further range of matching base units comprising cupboards and drawers with worksurfaces over and having inset hob

with extractor over and oven and grill beneath. Space for washing machine and fridge freezer. Matching range of eye level wall units, radiator.

### **FIRST FLOOR LANDING**

From the Reception Hall staircase leads to FIRST FLOOR LANDING with access to roof space.

### **BEDROOM 1**

A lovely light room with two windows overlooking the front, radiator.

### **BEDROOM 2**

with two windows overlooking the rear, radiator.

### **BATHROOM**

With suite comprising panelled bath with shower unit over, wash hand basin and WC suite. Complementary tiled surrounds, heated towel rail.

### **TENURE**

We are advised the property is Leasehold and subject to a monthly Service Charge of £30.00. We would recommend this is verified during pre-contract enquiries.

### **GENERAL**

#### **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.



### 3 Hall Meadow, Wellington, Telford, TF1 2FR.

2 Bedroom House - Semi-Detached  
40% Shared ownership £72,000





## Judy Bourne

**Director at Monks**

judy@monks.co.uk

## Get in touch

**Call.** 01743 361422

**Email.** sales.shrewsbury@monks.co.uk

**Click.** www.monks.co.uk

### Shrewsbury office

10a Shoplatch, Shrewsbury,  
Shropshire, SY1 1HL

### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.