



MONKS

9, Oaklands View Hanwood Shrewsbury

Offers In The Region Of £87,500



www.monks.co.uk

*****PART OWN YOUR HOME*** – An excellent opportunity to purchase this immaculately presented very spacious two bedroom semi detached house occupying an enviable position in this much sought after village with lovely open aspect to the rear.**

Offered for sale on the Shared Ownership Scheme which enables the purchaser to own 50% of the property and paying a monthly rental on the remaining share

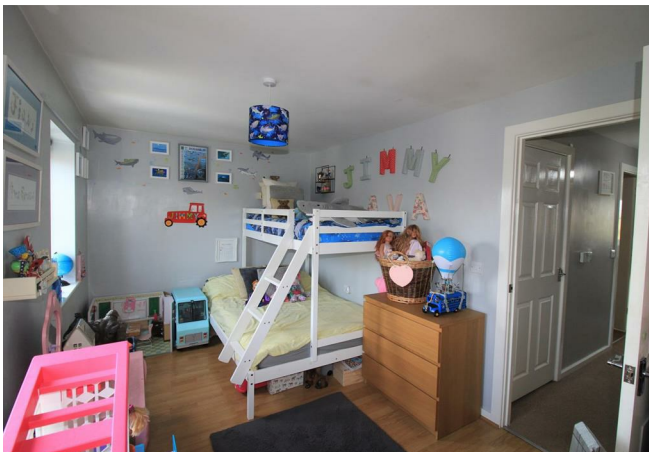
*****Part owning your home can be cheaper than renting and is an excellent way to step onto the property ladder*****

The location

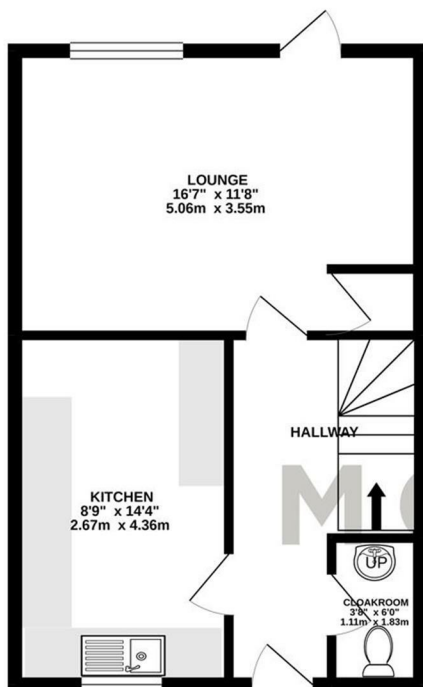
Set on the edge of this much sought after Village close to the County Town of Shrewsbury. Hanwood offers excellent facilities including Post Office/General Store, School, Church, Restaurant/Public House and ease of access to the A5/M54 motorway network. There is a regular bus service to the Town Centre where there are a host of amenities.

The features

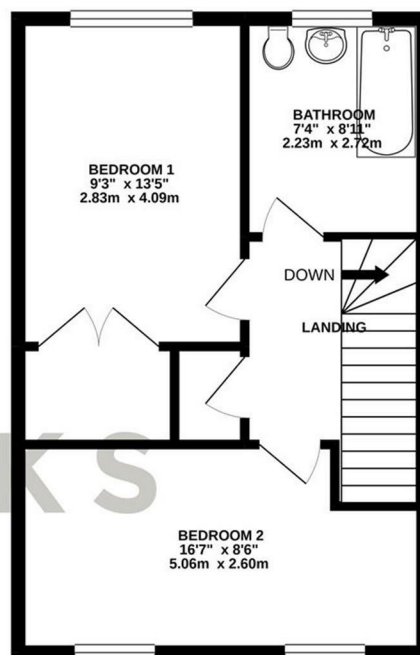
- FABULOUS SHARED OWNERSHIP OPPORTUNITY
- ENVIABLE VILLAGE LOCATION
- HIGH ENERGY INSULATION & CENTRAL HEATING
- RECEPTION HALL WITH CLOAKROOM
- GOOD SIZED LOUNGE
- SPACIOUS KITCHEN/BREAKFAST ROOM
- 2 DOUBLE BEDROOMS
- FAMILY BATHROOM
- CORNER PLOT WITH AMPLE PARKING
- ENCLOSED GARDEN WITH OPEN ASPECT



GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 862 sq.ft. (80.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	80	
(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

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.