



4 Canal Close, Uffington, Sherwsbury, SY4 4TR

3 bedroom semi-detached house—£120,000 for 42% Shared Ownership

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Coopergreenpooks.co.uk

£120,000 for 42% Shared Ownership— Leasehold—3 bedroom semi-detached house
sales@cgpooks.co.uk

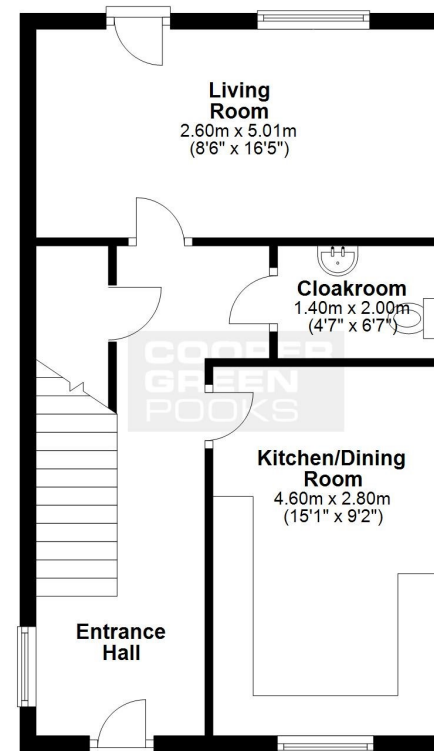
42% Shared Ownership. This thoughtfully designed semi-detached property offers well balanced accommodation with impressive views to rear over surrounding countryside. The property occupies lovely position within a quiet cul-de-sac, located within the popular village of Uffington, a short distance from the excellent local pub/restaurant, road links via the bypass, beautiful countryside walks and less than 3 miles from the town centre.

KEY FEATURES

- Entrance hall with useful under stairs storage and spacious cloakroom
- Open plan kitchen/dining room with a range of fitted units and space for appliances
- Living room with part glazed door onto the rear garden
- Good sized master bedroom with fantastic views over adjoining fields and surrounding countryside
- Two further bedrooms and well-appointed family bathroom
- uPVC double glazed windows and gas fired central heating
- Private rear garden laid to lawn with paved terrace, planted borders and gated access to side
- Driveway to front providing parking for two cars with EV charging pod
- The property is being sold at 42% of its full value OR buyers can purchase up to 80% immediately on separate negotiation with Wenlock Homes/Support Housing LLP. Buyers will also automatically benefit from a 1% increase in share year on year, which will increase the % ownership of the property
- Section 106 local needs criteria apply, please contact the office for further information

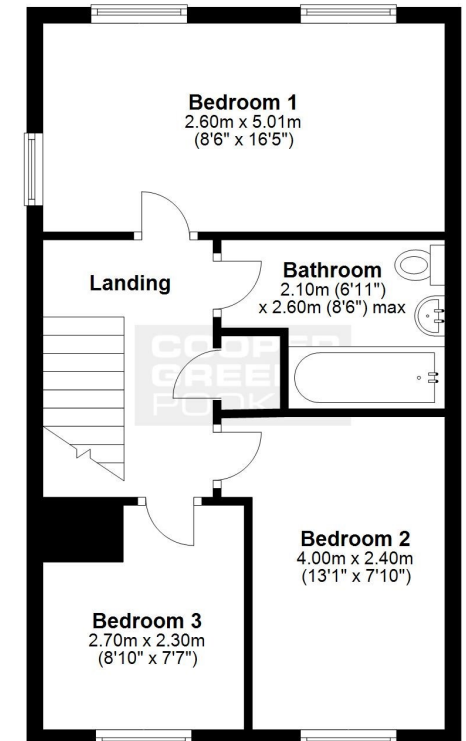
Ground Floor

Approx. 44.1 sq. metres (474.4 sq. feet)



First Floor

Approx. 44.1 sq. metres (474.2 sq. feet)



Total area: approx. 88.1 sq. metres (948.6 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.







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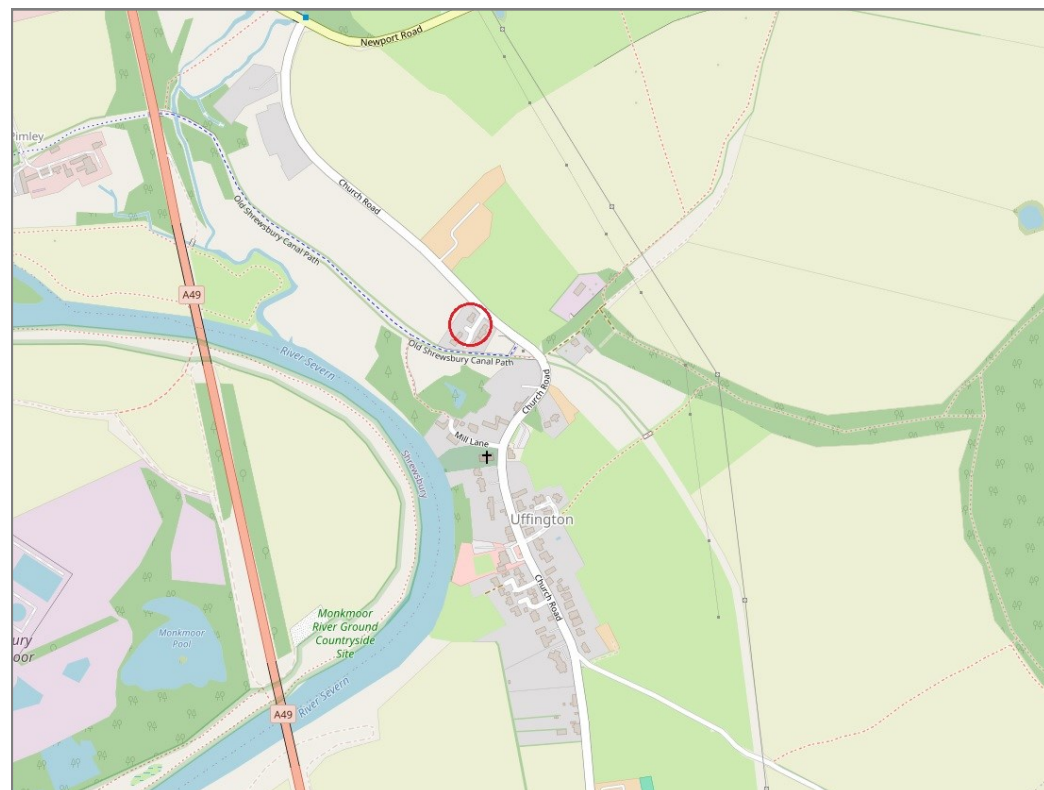
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BOUNDARIES NOT CONFIRMED

Tenure	Leasehold
Local Authority	Shropshire Council
Council Tax	Band B
EPC Band	Band B
Services	All mains services are connected

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

Cooper Green Pooks
01743 276666



Your home may be repossessed if you do not keep up repayments on your mortgage.

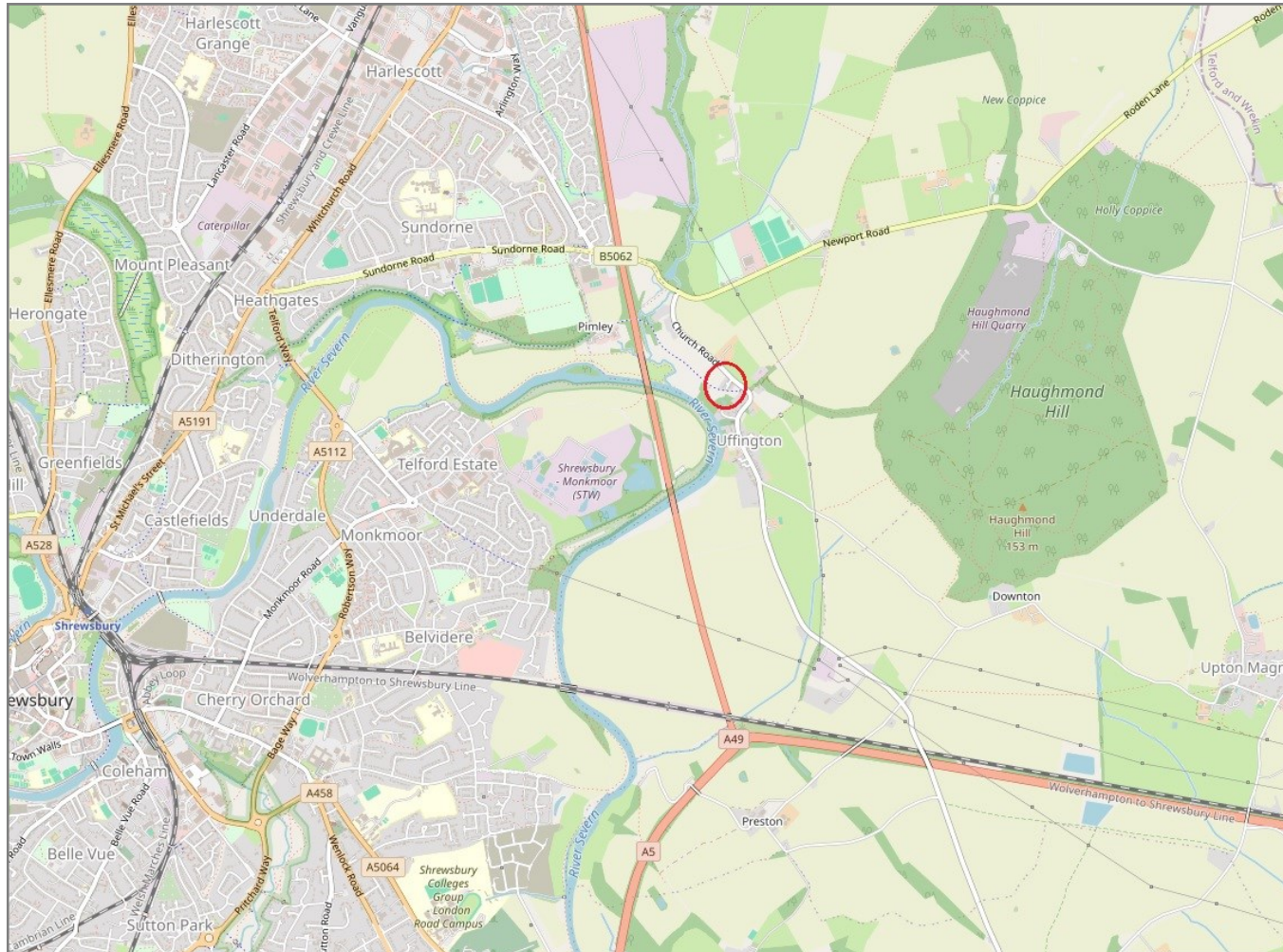
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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