



SAMUEL WOOD

15 Forest Way, Shrewsbury, Shropshire, SY2 5RP

50% Shared Ownership £110,000



15 Forest Way

Shrewsbury, Shropshire, SY2 5RP



- *50% Ownership*
- Two Generously Sized Bedrooms
- Spacious Living Room
- Landscaped Gardens
- Gas Central Heating
- Well Presented Bungalow
- Contemporary Shower Room
- Multi Vehicle Driveway
- Desirable Position
- EPC Rating D

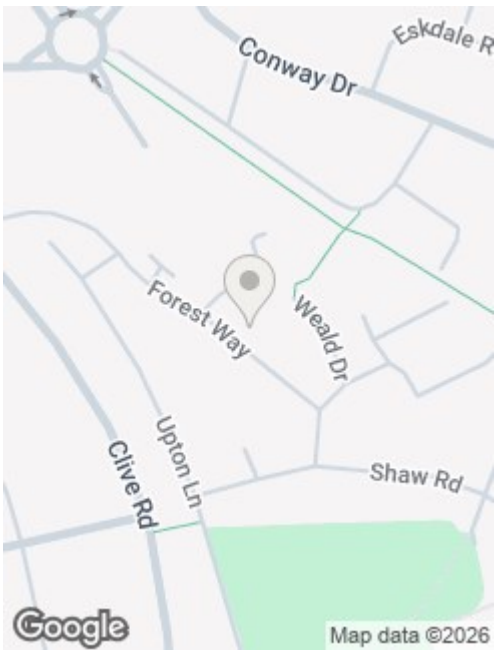
15 Forest Way in Shrewsbury is a well-presented two-bedroom semi-detached bungalow, occupying a generous plot with a walled rear garden and a multi-vehicle driveway. Set back from the road, the property offers both privacy and practicality, making it an appealing home for a range of buyers seeking comfortable single-storey living. The property is offered on a 50% Shared Ownership basis and currently has approximately 56 years remaining on the lease. Prospective purchasers should note the shorter lease term, with indicative costs for a lease extension previously researched at circa £10,000 subject to verification.

A small front porch opens into a spacious central hallway, which provides access to both double bedrooms, a modern shower room, and the main living room. The hallway also features a useful storage cupboard housing a Worcester combi boiler, fitted in 2021. The living room is bright and welcoming, enhanced by a feature fireplace that creates a cosy focal point for the space.

From the living room, access leads through to a well-laid-out kitchen, designed for ease of use and functionality. The kitchen in turn opens into a small conservatory/utility area at the rear, offering additional versatile space and direct access to the garden. Outside, the rear garden is spacious, well landscaped, and fully walled, providing an attractive and secure outdoor area ideal for relaxation and entertaining.







Directions

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 5 Mbps, Superfast 67 Mbps & Ultrafast 2300 Mbps

Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Leasehold. It should be noted that we have not seen sight of the lease and we are unable to verify this information, purchasers are advised to make their own further enquiries via their solicitor.

The property is offered with a lease term of 99 years from 1st September 1983, with approximately 56 years remaining. Current service charges and rent total £203.61 per month. The next rent review period is 1st April 2026. Our clients have made preliminary enquiries regarding the cost of a lease extension, which is estimated at circa £10,000, although this figure is indicative only and would need to be independently verified by the purchaser.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: B

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

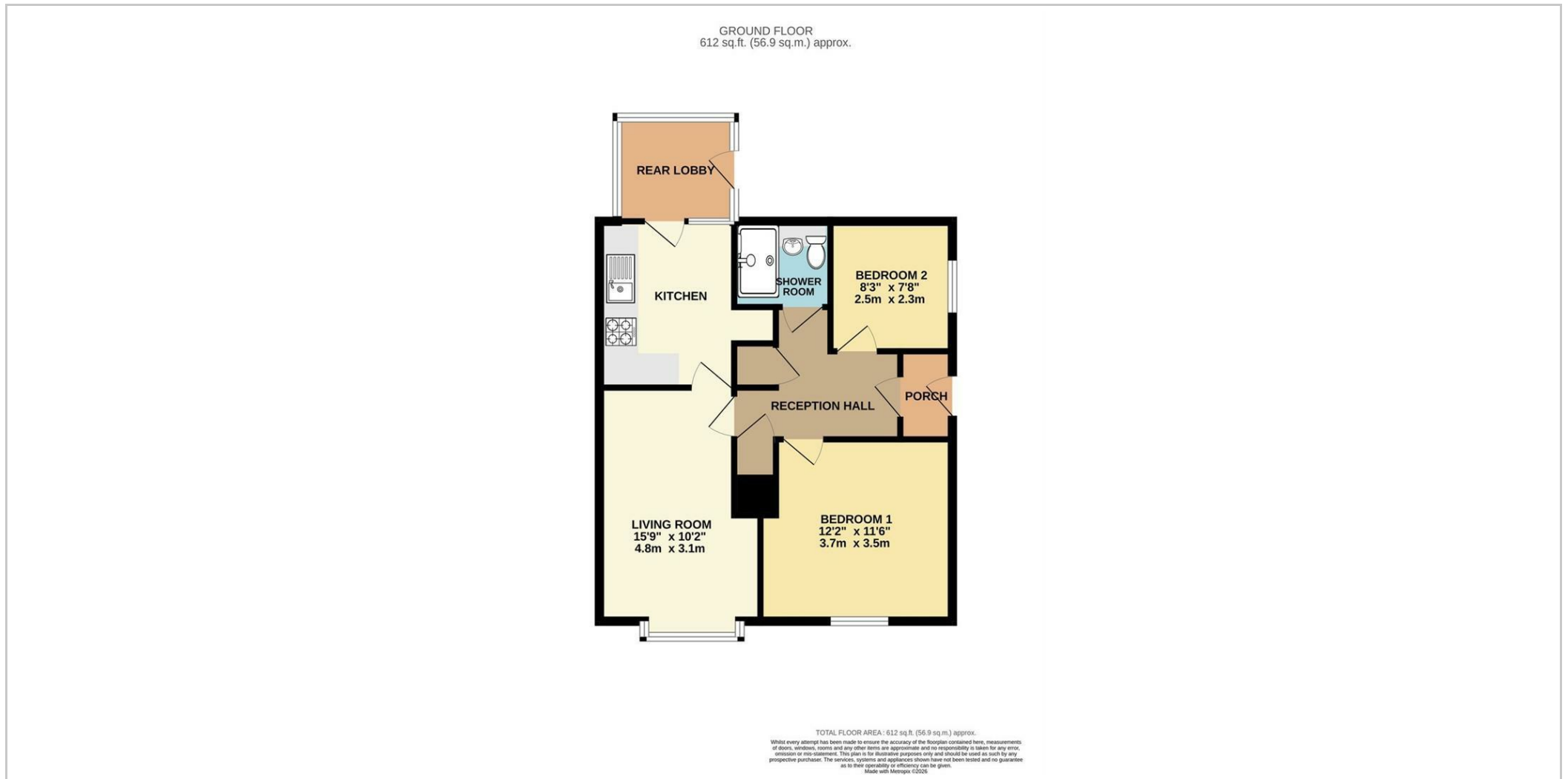
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.





Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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