

# 26 Blacksmiths View Hadnall Shrewsbury SY4 3BF



2 Bedroom Bungalow - Semi Detached  
45% Shared Ownership £99,000

## The features

- 2 BEDROOM BUNGALOW
- HIGH ENERGY INSULATION
- SPACIOUS LOUNGE
- 2 BEDROOMS AND BATHROOM
- PRIVATE REAR GARDEN
- SHARED OWNERSHIP OPPORTUNITY
- ENVIABLE VILLAGE LOCATION
- KITCHEN/DINING ROOM
- DRIVEWAY WITH PARKING
- EPC RATING B



\*\*\* FABULOUS SHARED OWNERSHIP OPPORTUNITY \*\*\*

**PART OWN YOUR HOME** - An excellent opportunity to purchase this attractively presented, 2 bedroom Ground Floor Apartment on this much sought after Town development.

Offered for sale on the Shared Ownership Scheme which enables purchasers to start with owning 45% 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.

A spacious 2 bedroom semi detached Bungalow - Reception Hall, Lounge, Kitchen/Dining Room, 2 Bedrooms and Bathroom.

Driveway with parking, private enclosed Rear Garden.

Early viewing highly recommended.

## Property details

### DESCRIPTION

**PART OWN YOUR HOME** - This spacious 2 bedroom semi detached bungalow was recently constructed by reputable local developers Galliers Homes. High Energy Insulation, Gas Central Heating and Double glazing. Reception Hall, Lounge, Kitchen/Dining Room 2 Bedrooms and Bathroom with shower.

Offered for sale on the Shared Ownership Scheme which enables purchasers to start with owning 45% of the property and paying a monthly rental on the remaining share, We have been advised there is a monthly rental of £328.46 and that the properties are leasehold with a monthly service charge of £9.16 plus £25.00 Ground Rent. We are advised that the property is available to staircase out to 80% over time and we would recommend this 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 cul de sac location in the heart of this popular and self sufficient village. Hadnall has good facilities including Post Office/General Store, Church, Resaturant and Public House, primary School and regular bus service to theTown Centre. There is also ease of access to the A5/M54 motorway network.

### RECEPTION HALL

A spacious entrance, useful cloaks cupboard, radiator.

### LOUNGE

With window to the front, media point, radiator.

### KITCHEN/DINING ROOM

With modern range of units incorporating single drainer sink set into base cupboard. Further range of matching base units comprising cupboards and drawers with worksurfaces over and having space for washing machine, 4 ring hob with extractor hood over and oven and grill beneath, space for fridge/freezer. Matching range of eye level wall units. Space for table, radiator. Window and door to garden.

### BEDROOM 1

With window overlooking the rear garden, media point, radiator.

### BEDROOM 2

With window to the front, radiator.

### BATHROOM

With suite comprising panelled bath with shower unit over, wash hand basin and WC . Complementary tiled surrounds, radiator, window to the side.

### OUTSIDE

The property occupies an enviable position on this sought after development. Driveway with parking for two cars. The front garden is laid to lawn and enclosed with maturing hedging. The Rear Garden offers a great level of privacy, with paved sun terrace and good sized lawn. Enclosed with wooden fencing.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Leasehold, the lease commenced in 2018 with a 125 year lease. There is a monthly ground rent payable of £25 and monthly service charge of £9.16 per month. We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### 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

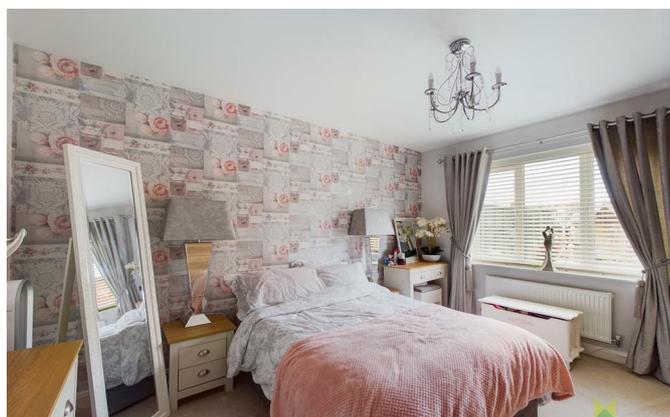
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

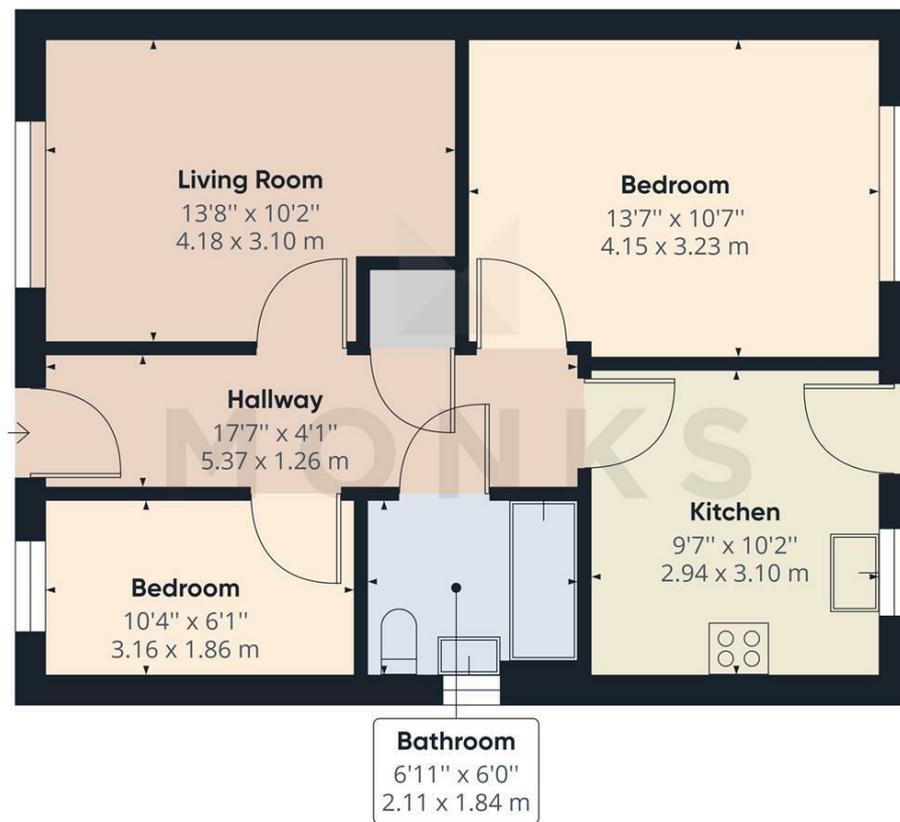
#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new hom

## 26 Blacksmiths View, Hadnall, Shrewsbury, SY4 3BF.

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Approximate total area<sup>(1)</sup>  
574.26 ft<sup>2</sup>  
53.35 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



## Judy Bourne

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## Get in touch

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## Shrewsbury office

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Shrewsbury, Shropshire, SY1

## 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		97
(92 plus) A		
(81-91) B	82	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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