

28 Orwell Road Market Drayton TF9 3FY



2 Bedroom House - Terraced
10% Shared ownership £23,000

The features

- FABULOUS SHARED OWNERSHIP OPPORTUNITY
- ENVIABLE LOCATION ON POPULAR DEVELOPMENT
- 2 DOUBLE BEDROOMS AND BATHROOM
- PERSONAL PARKING
- IDEAL FOR FIRST TIME BUYER
- HIGH ENERGY EFFICIENCY AND SOLAR PANEL HEATING
- SPACIOUS LOUNGE/DINING ROOM
- ENCLOSED REAR GARDEN
- HIGH ENERGY INSULATION AND GAS CENTRAL HEATING
- EPC TBC



*** SHARED OWNERSHIP OPPORTUNITY ***

PART OWN YOUR HOME - An excellent opportunity to purchase this brand new 2 bedroom home on this fabulous new development.

Offered for sale on the Shared Ownership Scheme which enables purchasers to start with owning 10% of the property and paying a monthly rental on the remaining share. We have been advised there is a monthly rental of £473.38 and that the properties are leasehold with a monthly service charge of £23.74 which includes Buildings Insurance.

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

Lounge/Dining Room, Kitchen with oven and hob, 2 Bedrooms and Bathroom. The property has the added benefit of driveway with parking, enclosed rear garden and solar panels.

Ready for your immediate occupation.

Property details

LOCATION

The property occupies an enviable position with ease of access to the A53/A41 and M6 motorway network. There are excellent local facilities including shops, schools, doctors, supermarkets and access to the Shropshire Union Canal.

OUTSIDE

The property occupies an enviable position on the edge of this new development. To the front is the tandem driveway with parking for two cars, side pedestrian access to the enclosed rear garden which is laid to paved patio and lawn and enclosed with wooden fencing.

The property is approached under covered entrance, the part glazed uPVC door opens into the

LOVELY OPEN PLAN LIVING/DINING/KITCHEN

A lovely open space flooded with natural light.

LOUNGE/DINING ROOM

With large window overlooking front aspect of the property. Radiator, media point and useful under stairs storage cupboard.

KITCHEN AREA

Laid with vinyl flooring. Fitted with modern range of units incorporating one and a half bowl sink set into base cupboard. Further range of cupboards and drawers with worksurfaces over and having inset 4 ring gas hob with oven and grill beneath and extractor hood over, matching fascia panels and eye level units. Space for washing machine and window overlooking the rear garden. Radiator.

BOOT ROOM

a useful space with single glazed door to the Enclosed Rear Garden.

WC

With WC, wash hand basin, radiator.

FIRST FLOOR LANDING

From the entrance staircase leads to First Floor Landing.

PRINCIPAL BEDROOM

A fabulous double room With two windows overlooking the front aspect of the property, useful storage cupboard and radiator.

BEDROOM TWO

with window to the rear aspect of the property, useful storage cupboard and access to roof space.

BATHROOM

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

GENERAL INFORMATION

TENURE

We are advised the property is Leasehold and would recommend this is verified during pre-contract enquiries. Current shared ownership of 10%. We have been advised that there is a monthly rental of £473.38 and that the properties are leasehold with a monthly service charge of £23.74 which includes Buildings Insurance.

SERVICES

We are advised that mains water, gas, electricity and drainage 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

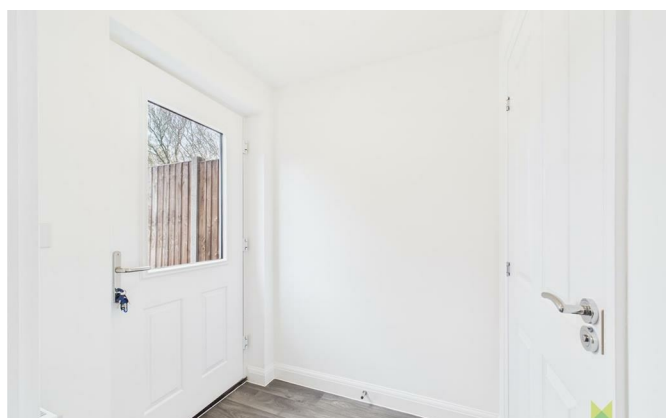
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

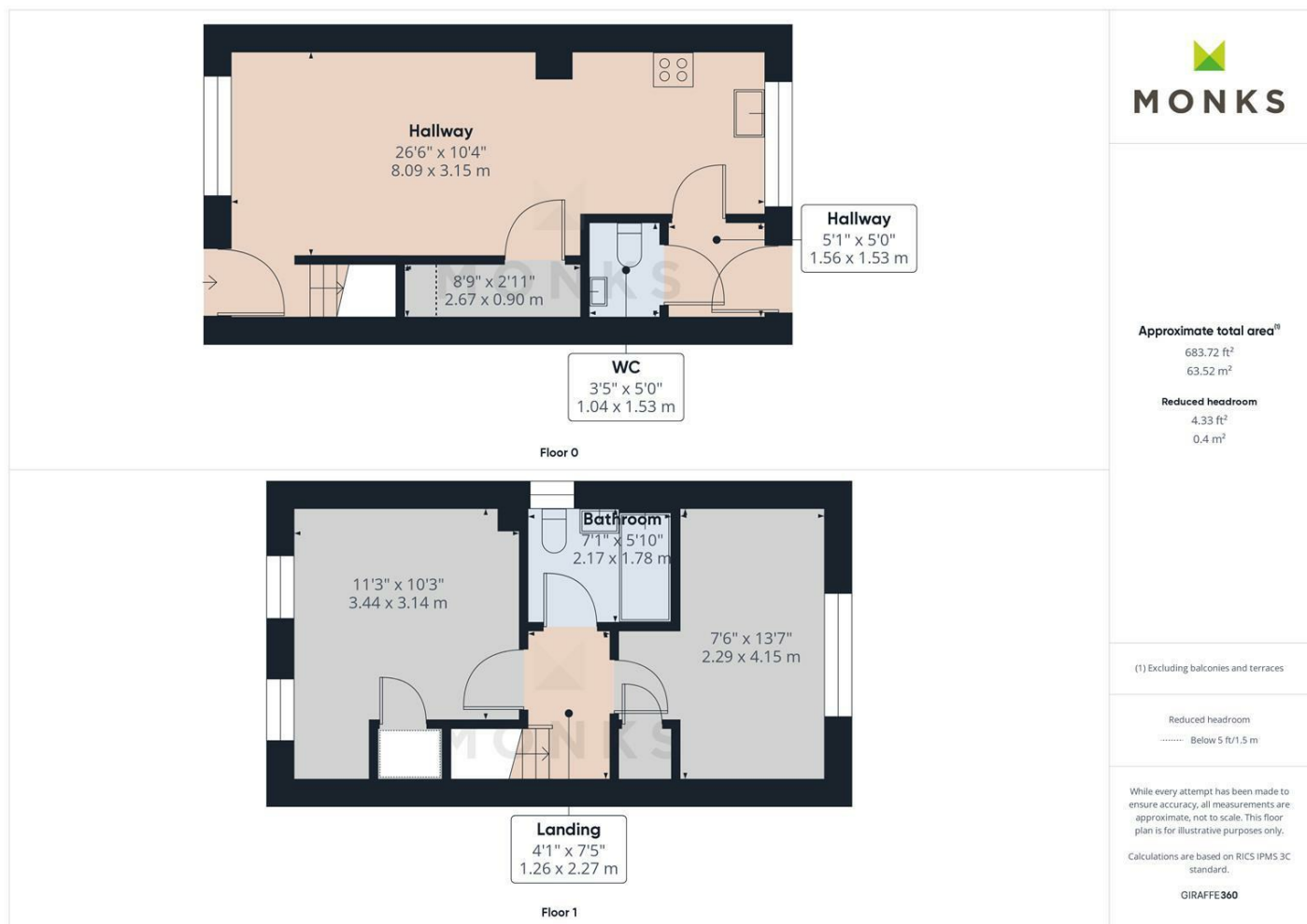
NEED TO CONTACT US

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 home.

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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) A		
(81-91) B		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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- 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.
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