

# 19 Howey Close Shrewsbury SY2 5WF



**2 Bedroom House - Semi-Detached**  
**40% Shared ownership £96,000**

## The features

- EXCELLENT SHARED OWNERSHIP OPPORTUNITY
- RECEPTION HALL, CLOAKROOM, LOUNGE/DINING ROOM, KITCHEN
- DRIVEWAY WITH PARKING
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- PERFECT FOR FIRST TIME BUYER
- 3 BEDROOMS AND BATHROOM
- ENCLOSED REAR GARDEN
- EPC RATING B



\*\*\* 2 BEDROOM - SHARED OWNERSHIP OPPORTUNITY. \*\*\*

An exciting opportunity to acquire this attractively presented 2 bedroom semi detached home in enviable location.

Offered for sale on the Shared Ownership Scheme which enables purchasers to start with owning 40% of the property and paying a monthly rental on the remaining share. Part owning your home can be more cost effective than renting and is an excellent way to step onto the property ladder.

The accommodation in brief comprises Reception Hall, Cloakroom, Lounge /Dining Room, Kitchen with appliances, 2 double Bedrooms and Bathroom

Driveway with parking and enclosed Rear Garden.

Early viewing highly recommended

## Property details

### DESCRIPTION.

#### PART OWN YOUR HOME

Offered for sale on the Shared Ownership Scheme which enables purchasers to start with owning 40% of the property and paying a monthly rental on the remaining share. We have been advised there is a monthly rental of £297.73 and that the properties are leasehold with a monthly service charge of £20.51, to include buildings insurance. 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.

#### RECEPTION HALL

Covered entrance and composite door to Reception Hall, LVT flooring, radiator.

#### CLOAKROOM

with WC and wash hand basin, window to the front, radiator.

#### KITCHEN

Attractively fitted with range of high gloss fronted units incorporating single drainer sink set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over and having concealed washing machine and fridge/freezer. Inset 4 ring hob with extractor hood over and oven and grill beneath, window to the front, LVT flooring, radiator.

#### LOUNGE/DINING ROOM

A generous sized room with window and door leading onto the rear garden, media point, radiator.

#### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing. Airing/Linen cupboard.

#### BEDROOM 1

A lovely light double room with two windows to the front, built in wardrobe, radiator.

#### BEDROOM 2

another generous double room with two windows to the rear, radiator.

#### BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator. LVT flooring.

### OUTSIDE

The property is approached over driveway with parking. The Front Garden being laid to lawn. Side pedestrian access to the enclosed Rear Garden which is laid to lawn with paved sun terrace.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Leasehold, subject to 125 years from 2022 and would recommend this is verified during pre-contract enquiries.

We have been advised there is a monthly rental of £297.73 and that the properties are leasehold with a monthly service charge of £20.51 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.

#### 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.

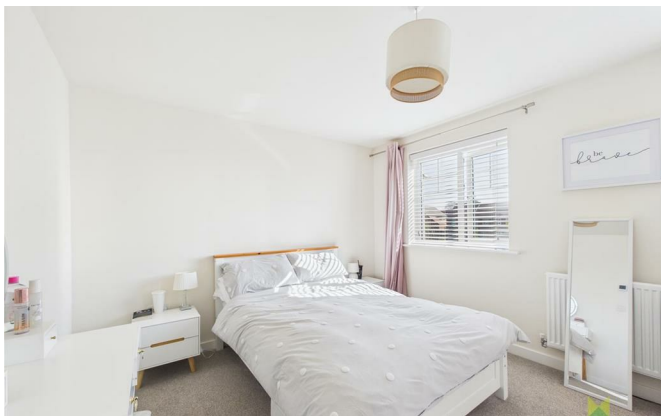
#### NEED TO CONTACT US

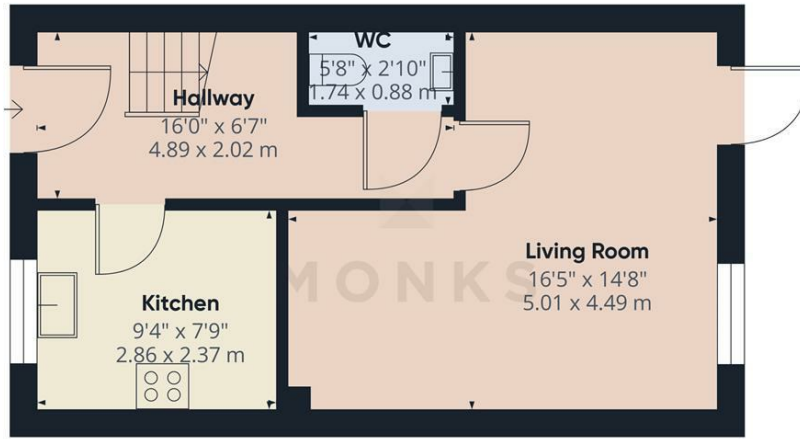
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



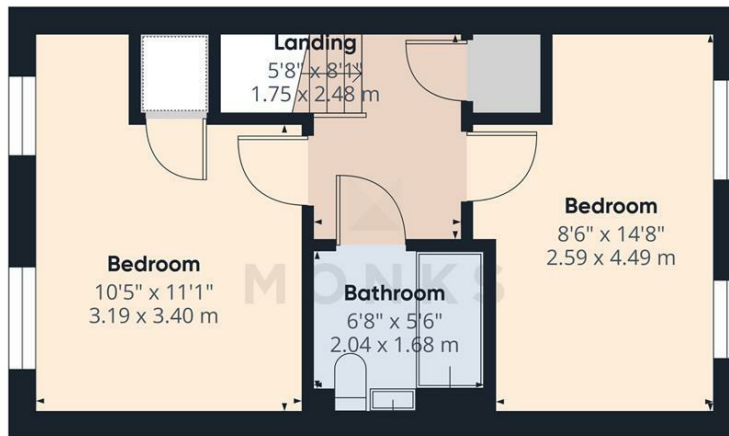
## 19 Howey Close, Shrewsbury, SY2 5WF.

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Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
723 ft<sup>2</sup>  
67.2 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## Judy Bourne

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## Get in touch

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**Email.** info@monks.co.uk

**Click.** www.monks.co.uk

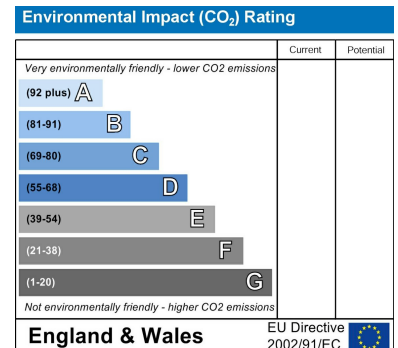
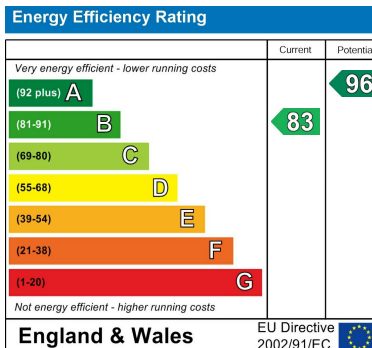
## Shrewsbury office

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**



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.

- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.