

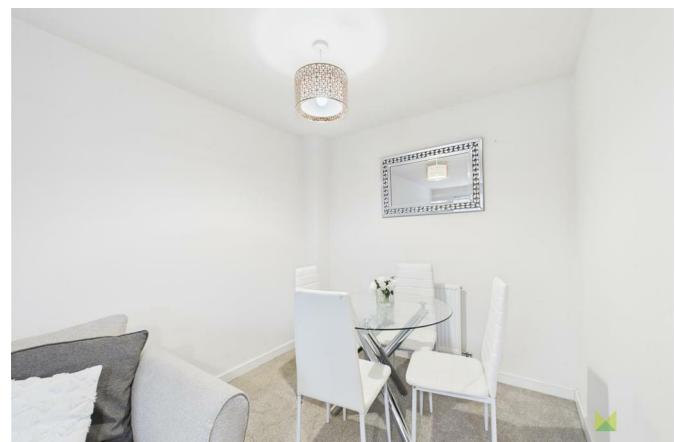
4 Pankhurst Way Shrewsbury SY2 5WB



**2 Bedroom House - Terraced
25% Shared Ownership £53,750**

The features

- SHARED OWNERSHIP OPPORTUNITY
- PERFECT FOR FIRST TIME BUYER
- GOOD SIZED LOUNGE/DINING ROOM
- 2 GENEROUS DOUBLE BEDROOMS AND BATHROOM
- EARLY VIEWING HIGHLY RECOMMENDED
- ENVIALE LOCATION ON THE EDGE OF THE TOWN CENTRE
- RECEPTION HALL WITH CLOAKROOM
- KITCHEN WITH RANGE OF INTEGRATED APPLIANCES
- ENCLOSED REAR GARDEN AND PARKING
- EPC RATING B



*** PART OWN YOUR HOME - SHARED OWNERSHIP OPPORTUNITY ***

An excellent opportunity to purchase this 2 double bedroom semi detached house which is set in this much sought after location - perfect opportunity for a first time buyer.

Offered for sale on the Shared Ownership Scheme which enables purchasers to start with owning 25% of the property and paying a monthly rental on the remaining share, We have been advised there is a monthly rental of £404.80 and that the properties are leasehold with a monthly ground rent and service charge of £21.07. We are advised that the property is available to staircase out to 100% 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.

Property details

LOCATION

The property occupies an enviable location in the heart of this popular development on the edge of the Town. Perfect for commuters with ease of access to the A5/M54 motorway network and a short distance from excellent local amenities including schools, doctors, supermarkets, general stores, restaurants/public houses, churches and lovely countryside walks. The Town Centre is a short drive away.

RECEPTION HALL

Covered entrance with door to Reception Hall with useful understairs recess, radiator, LVT flooring.

CLOAKROOM

with WC and wash hand basin, LVT flooring, radiator.

LOUNGE/DINING ROOM

A good sized L-shaped room with window and double opening French doors leading to the garden. Media point, radiator.

KITCHEN

Attractively fitted with range of contemporary units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having inset 4 ring gas hob with extractor hood over, oven and grill beneath, integrated fridge/freezer and washing machine. Matching eye level wall units, window to the front.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with airing cupboard and access to roof space.

BEDROOM 1

A generous double room having two windows overlooking the front, built in storage cupboard, radiator.

BEDROOM 2

again a generous double room with two windows overlooking the rear, radiator.

BATHROOM

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

OUTSIDE

To the front is a driveway with allocated parking and flower/shrub beds. Side pedestrian access to the Rear Garden which is laid to paved sun terrace and lawn, enclosed with wooden fencing and gate to the side. Garden storage shed.

GENERAL INFORMATION

TENURE

We are advised the property is Leasehold and subject to a 125 year lease, with 120 remaining. The ground rent and service charge are paid monthly, currently £21.07 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

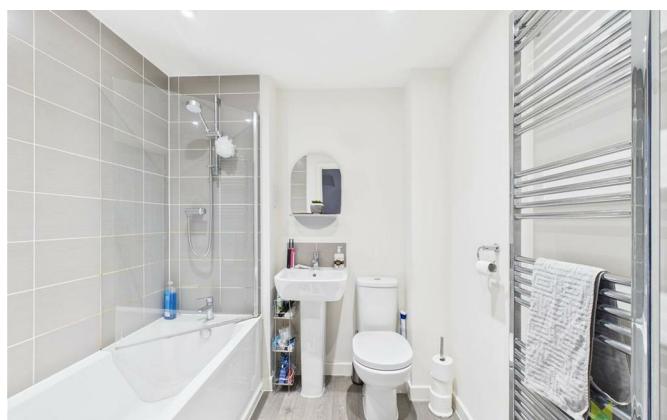
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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 home

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MONKS

Approximate total area⁽¹⁾
702 ft²
65.1 m²



(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Get in touch

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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	97	
(81-91) B	84	
(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 (CO₂) 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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- 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.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.