





26 Cross Gates Meadow, Ford, Shrewsbury, SY5 9GP
30% Shared ownership £69,000

A rare opportunity to secure a 30% shared ownership, well maintained semi detached home. The remaining 70% affordable rent presently stands at £375.29 PCM.

The accommodation briefly comprises an entrance hallway, fitted kitchen, downstairs cloakroom and a spacious living/dining room. To the first floor are two generously sized bedrooms and a family bathroom. Externally, the property benefits from a paved driveway providing off-road parking and an attractive enclosed rear garden. Further features include uPVC double glazing and air source heating.



Ford is a village surrounded by open farmland and rolling countryside, it offers a peaceful setting while remaining within easy reach of Shrewsbury's excellent range of shopping, leisure, educational and healthcare facilities. The nearby A5 provides convenient access to the wider road network, making Ford an ideal location for those seeking a rural lifestyle without sacrificing everyday amenities.

Entrance Hallway

With wood effect flooring.

Kitchen

Fitted with a range of contemporary eye level and base units with wood effect fitted worktops, stainless steel sink unit with mixer tap, oven with induction hob and extractor hood above, space for a washing machine and fridge/freezer and wood effect flooring.

Living/ Dining Room

With wood effect flooring, useful understairs storage cupboard and door providing access to the rear garden.

Downstairs WC

Fitted with low level flush wc and wash hand basin with mixer tap.

Stairs rise to first floor landing.

Bedroom

With fitted carpets and useful storage cupboard.

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With fitted carpets and useful storage cupboard.

Bathroom

Fitted with a modern white suite comprising panelled bath with shower unit, low level flush wc, wash hand basin with mixer tap, extractor fan, tiling to the bath area and wood effect flooring.

Outside

The property is approached via a paved driveway, providing good off-road parking. A useful side access leads to the enclosed rear garden, which is predominantly laid to lawn and features a paved patio area, ideal for outdoor dining and entertaining.

Agents Notes

This property is subject to local connection criteria under a Section 106 Agreement and priority will be given to eligible purchasers who can demonstrate a strong local connection to the Parish of Ford.

General Notes**TENURE**

We understand the tenure is Leasehold. The length of the lease is 250 years from 2021 with 245 years remaining. The 70% rent is £375.29 per month. Please note there is a staircasing restriction to 100%. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 5 Mbps & Superfast 1800 Mbps. Mobile Service: Good outdoor. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is B. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

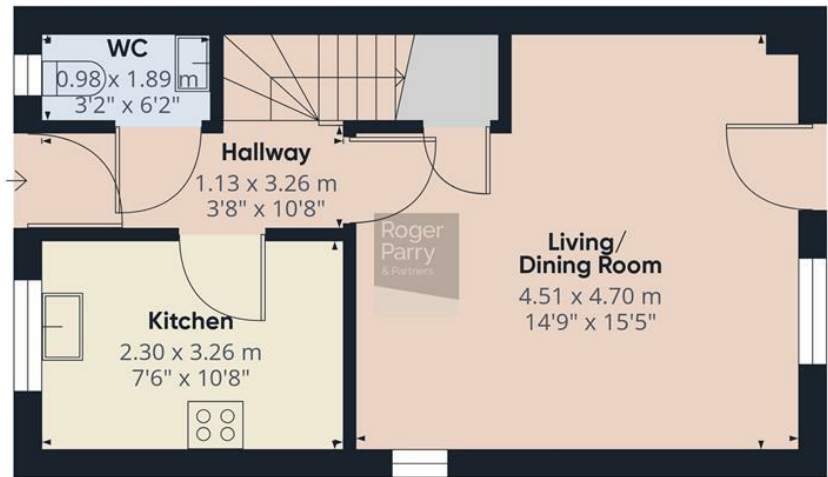
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES AND FEE DISCLAIMER

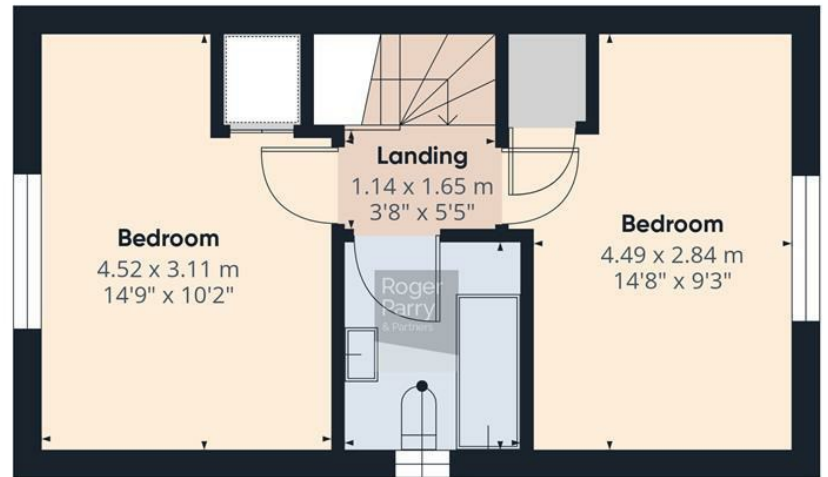
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MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

Floor Plan
(not to scale - for identification purposes only)



Ground floor



Bathroom
2.23 x 1.92 m
7'3" x 6'3"

Floor 1



Approximate total area⁽¹⁾

67.8 m²
730 ft²

(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

General Services:

Local Authority: Shropshire Council

Council Tax Band: B

EPC Rating: B

Tenure: Leasehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG

shrewsbury@rogerparry.net

01743 343343

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Parry**
& Partners



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.