Roger Parry & Partners

16 Wray Drive, Pontesbury, Shrewsbury, SY5 0FF

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25% Shared Ownership £56,250

A rare opportunity to secure a 25% shared ownership, well-maintained semi-detached home. For the remaining 75%, you will pay an affordable rent which presently stands at £401.01 PCM. The accommodation briefly comprises of good sized sitting dining room, a modern fitted kitchen and Wc. Upstairs the property has two double bedrooms and a family bathroom. The property has the added benefit of gas central heating, UPVC double glazing, off-road parking and a private enclosed rear garden.

Pontesbury is a sought after village location having an excellent variety off amenities and is well placed for easy access to the medieval town centre of Shrewsbury.

Entrance door leads to Living Room

Living Room
With window to front and radiator.

Kitchen Diner
With range of modern units comprising stainless steel sink unit, set into laminate work surface with matching splash back and rang of cupboards and drawers underneath. Built in gas hob with stainless steel splash back and extractor fan above and electric oven below. Space and plumbing for washing machine, space for upright fridge freezer. Range of eyelevel cupboards, window and French doors to garden. radiator.

Cloakroom
Fitted with low flush Wc and wash hand basin. Window to side and radiator.

Stairs rise from entrance hall to first floor landing

Bedroom
With radiator and window to rear.

Bedroom
With radiator, windows to front and built in storage cupboard.

Bathroom
With a modern white suite comprising of low flush Wc, wash hand basin and panelled bath with shower unit over. Tiled surround to walls and radiator.

Outside
To the front there is off road parking and to the rear the property benefits from a well-maintained and fully enclosed rear garden, offering a private and secure outdoor space ideal for both relaxation and entertaining. Comprising of part lawned, paved patio seating area. Gated access to the front of the property.

General Notes

TENURE
We understand the tenure is Leasehold. The length of the lease is 99 years from 2021, with 94 years remaining. The 75% rent is £401.01 per month. Please note there is a staircasing restriction to 80%. We would recommend this is verified during pre-contract enquiries.

SERVICES
We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 7 Mbps & Superfast 1800 Mbps. Mobile Service: Good outdoors. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

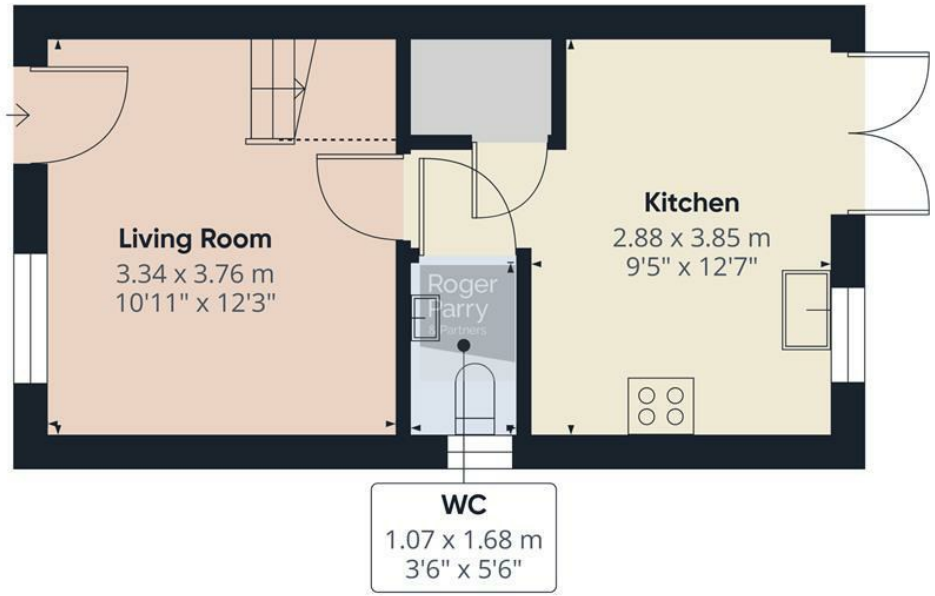
COUNCIL TAX BANDING
We understand the council tax band is B. We would recommend this is confirmed during pre-contact enquires.

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.

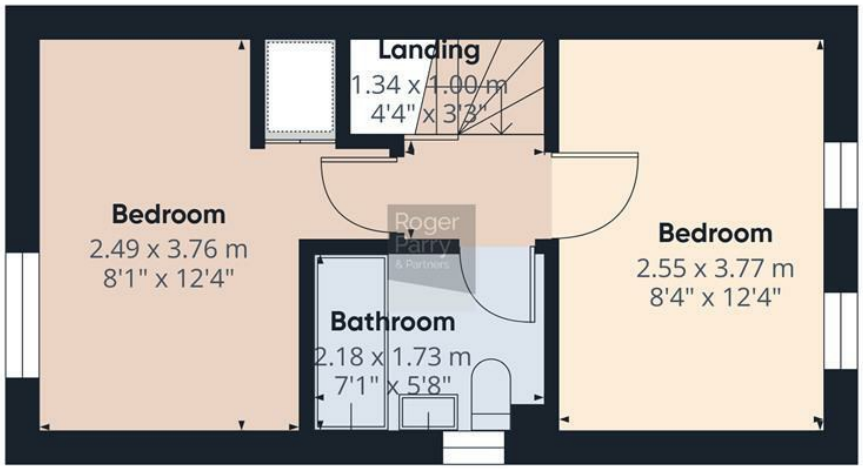
REFERRAL SERVICES AND FEE DISCLAIMER
Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

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



Floor 1

N E S W

Approximate total area(1)
52.9 m²
569 ft²

Reduced headroom
1 m²
11 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

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

Roger 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 t o 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 s hould 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 b een 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.