



9 Benbow Close, Coton Hill, Shrewsbury, Shropshire, SY1 2PW

[www.hbshrop.co.uk](http://www.hbshrop.co.uk)



**Important Notice - please read carefully**

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

**80% Shared ownership £180,000**

Viewing: strictly by appointment through the agent

An extremely spacious, well-presented and pleasantly situated, modern three bedroom detached house, being offered For Sale for an 80% share, to prospective purchaser(s) that meet the Shared Ownership eligibility criteria, by Severn Homes Housing Association. The property occupies a lovely position being within striking position of lovely countryside walks and tranquil riverside walks leading to the Shrewsbury town centre. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises the following: Reception hallway, cloakroom, lounge, kitchen / diner, first floor landing, three good sized bedrooms, bathroom, generous driveway, attractive rear enclosed gardens, gas fired central heating, upvc double glazing, solar panels, popular residential location. Viewing is highly recommended.

The accommodation in greater detail comprises:

**Eligibility summary**

Prospective purchaser(s) would need to undergo a financial assessment.

Prospective purchaser(s) would need to provide an in date mortgage agreement in principal (or proof of cash).

Prospective purchaser(s) would need to complete a single page application form from Severn Homes.

Prospective purchaser(s) would need to be signed of by a qualified broker who has seen and verified financial documentation, even if they are cash purchaser(s).

Application will only be approved if the above is followed, applicants will only be approved on a first come basis of fully signed off by their nominated broker (TMP), or independent qualified broker.

**Canopy over**

Double glazed entrance door gives access to:

**Reception hallway**

Having wood effect flooring, radiator, cloaks cupboard, under-stairs shelved storage cupboard. Door from reception hallway gives access to:

**Cloakroom**

Having low flush WC, pedestal wash hand basin, upvc double glazed window to rear, non-slip vinyl floor covering, radiator, shaving point.

Door from reception hallway gives access to:

**Lounge**

16'7 x 11'3

Having upvc double glazed window to front, radiator, contemporary fire set to hearth with fire surround, television and telephone points.

Door from reception hallway gives access to:

**Kitchen / diner**

13'4x 11'7

Having a range of modern eye level and base units with built-in cupboards and drawers (SPACE FOR APPLIANCES), non-slip floor covering, radiator, upvc double glazed window to rear, double glazed door giving access to rear garden, fitted worktops with inset stainless steel sink with mixer tap over, splash surround, television aerial point.

From reception hallway stairs rise to:

**First floor landing**

Having upvc double glazed window to side, loft access, cupboard housing pressurized water system. Doors from first floor landing then give access to three good sized bedrooms and bathroom.

**Bedroom one**

12'10 x 11'1

Having upvc double glazed window to rear, radiator, built-in wardrobe and shelved storage cupboard.

**Bedroom two**

12'11 x 9'9

Having upvc double glazed window to front, radiator.

**Bedroom three**

8'11 x 8'2

Having upvc double glazed window to the front, radiator.

**Bathroom**

Having a three piece white suite comprising: Timber style paneled bath with mixer shower over, pedestal wash hand basin, low flush WC, part tiled to walls, vinyl non-slip floor covering, upvc double glazed window to rear, extractor fan to ceiling, shaver point, heated chrome style towel rail.

**Outside**

To the front of the property there is a lawned garden with paved pathway giving access to the front entrance door. To the side of the property there is a generous sized driveway providing ample off street parking for a number of vehicles. Gated access then leads to the property's attractive rear garden, having a large paved patio area, lawned garden, well stocked borders containing a variety of shrubs, plants and bushes, timber garden shed. The rear garden is enclosed by fencing.

**Services**

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**Council Tax Band D**

As taken from the Gov.uk website we are advised the property is in Band D - again we would recommend this is verified during pre-contract enquiries.

**Tenure**

We are advised that the property is LEASEHOLD.

The vendor/s have informed us these details/charges are applicable:

Approximate Length of lease remaining is 88 years

The rent payable is £126.66 PCM. This includes the monthly rent, the service admin and the buildings insurance. The rent is adjusted each year in line with RPI.

The above charges/lease details have not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

**Mortgage services**

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

**Referral fee disclaimer**

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients 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.

**Disclaimer**

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		79	
(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	

**FLOORPLANS**

