

# 5 Griffiths Close Oteley Road Shrewsbury SY2 6FZ



2 Bedroom House  
50% Shared Ownership £115,000

## The features

- SHARED OWNERSHIP OPPORTUNITY
- RECEPTION HALL, CLOAKROOM, LOUNGE
- 2 DOUBLE BEDROOMS AND BATHROOM
- ENCLOSED REAR GARDEN
- VIEWING RECOMMENDED
- LOVELY 2 BEDROOM MID TERRACE HOME
- KITCHEN/DINING ROOM
- DRIVEWAY WITH PARKING FOR TWO CARS
- PERFECT FOR FIRST TIME BUYER
- EPC RATING B



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

An excellent opportunity to purchase this recently constructed 2 bedroom semi detached house - perfect for First Time Buyer.

Set in the much sought after location, ideally placed for commuters with ease of access to the A5/M54 motorway network and a good range of local amenities including supermarkets, shops, schools and nearby bus service to the Town Centre.

Offered for sale on the Shared Ownership Scheme which enables purchasers to start with owning 50% of the property and paying a monthly rental on the remaining share, We have been advised there is a monthly rental of £267.16 and that the properties are leasehold which includes a monthly service charge of £22.95 inclusive of Ground Rent. 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.

## Property details

### LOCATION

Set in the much sought after location, ideally placed for commuters with ease of access to the A5/M54 motorway network and a good range of local amenities including supermarkets, shops, schools and nearby bus service to the Town Centre.

### DESCRIPTION

PART OWN YOUR HOME - A recently built 2 bedroom home. High Energy Insulation, Gas Central Heating and Double glazing with spacious accommodation comprising Reception Hall, Lounge, Kitchen/Dining Room, Cloakroom, 2 double Bedrooms and Bathroom.

Offered for sale on the Shared Ownership Scheme which enables purchasers to start with owning 50% of the property and paying a monthly rental on the remaining share We have been advised the monthly rental for a 50% share purchase will be £290.12 which we believe includes the service charge. We are advised that there is a restriction is staircasing out to own up to 80% of the property and would recommend this and the rental 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.

PLEASE NOTE - We anticipate these properties being of great interest and advise that the Housing Provider operates on a First Come - First Served basis - subject to qualification and acceptance and there is a local connection restriction to Shrewsbury with the Section 106.

### RECEPTION HALL

Covered entrance with door to Reception Hall, radiator.

### LOUNGE

with window overlooking the front, radiator, media point.

### CLOAKROOM

with suite comprising WC and wash hand basin, radiator.

### KITCHEN/DINING ROOM

Dining area with ample space for table, radiator, door to the garden.

The Kitchen is fitted with range of gloss fronted units incorporating

### FIRST FLOOR LANDING

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

### BEDROOM 1

A generous double room with two windows overlooking the front, radiator.

### BEDROOM 2

a double room with window to the rear, radiator.

### BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

### OUTSIDE

To the front of the property is the driveway with parking for two cars. Side pedestrian access to the Rear Garden which is laid to lawn with paved patio and enclosed with wooden fencing.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Leasehold with a 125 year lease, 120 years remaining and would recommend this is verified during pre-contract enquiries.

We have been advised there is a monthly rental of £267.16 and that the properties are leasehold with a monthly service charge of £22.95 inclusive of Ground Rent. 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 mains water, gas, electricity and drainage 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](https://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.

## 5 Griffiths Close, Oteley Road, Shrewsbury, SY2 6FZ.

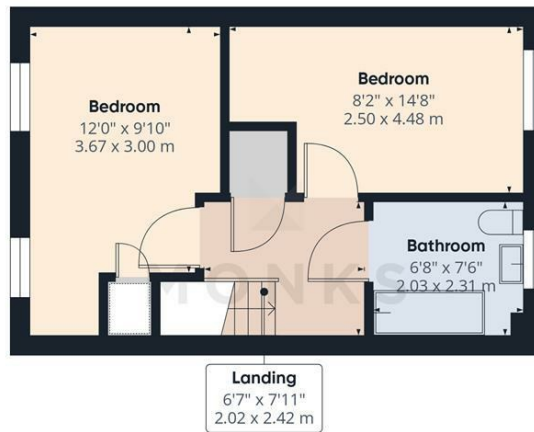
2 Bedroom House

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Floor 0



Floor 1

Approximate total area<sup>m</sup>  
716 ft<sup>2</sup>  
66.4 m<sup>2</sup>

(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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## Shrewsbury office


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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 (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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