2 Hawkstone Close
Hadnall Shrewsbury
SY4 4FD

MONKS

3 Bedroom House - Semi-Detached
25% Shared Ownership £71,250

The features

- SHARED OWNERSHIP OPPORTUNITY
- ENVIABLE VILLAGE LOCATION WITH AMENITIES
- 3 BEDROOMS AND BATHROOM
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- VIEWING RECOMMENDED.
- 3 BEDROOM SEMI DETACHED HOUSE
- HALL WITH CLOAKROOM, LOUNGE/DINING ROOM, KITCHEN
- ENCLOSED REAR GARDEN
- IDEAL FOR FIRST TIME BUYER
- EPC RATING C

***** FABULOUS SHARED OWNERSHIP OPPORTUNITY *****

PART OWN YOUR HOME - An excellent opportunity to purchase this attractively presented 3 bedroom semi detached home - perfect 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.

Part owning your home can be cheaper than renting and is an excellent way to step onto the property ladder. 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.

A spacious 3 bedroom house- Reception Hall with Cloakroom, Lounge/Dining Room, Kitchen, 3 Bedrooms and Bathroom.

Private enclosed Rear Garden and a communal carpark for residents and visitors.

Early viewing highly recommended.

Property details

LOCATION

The property occupies an enviable cul de sac location in the heart of this popular and self sufficient village. Hadnall has good facilities including Post Office/General Store, Church, Resaturant and Public House, primary School and regular bus service to theTown Centre. There is also ease of access to the A5/M54 motorway network.

DESCRIPTION

PART OWN YOUR HOME - This spacious 3 bedroom semi detached house.

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 £610.42 and that the properties are leasehold with a monthly service charge of £41.42 inclusive of Ground Rent. 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.

RECEPTION HALL

Covered entrance with door opening to Reception Hall with laminate flooring, radiator.

CLOAKROOM

with suite comprising WC and wash hand basin, radiator and window to the front.

KITCHEN

fitted with range of wooden fronted units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for appliances, tiled surrounds and matching eye level wall units, window to the front, wall mounted central heating boiler, radiator.

LOUNGE/DINING ROOM

A generous sized room with window overlooking the rear and double opening French doors leading to the garden. Wall mounted ornate fireplace, useful understairs storage cupboard, wooden effect flooring, radiator.

FIRST FLOOR LANDING

with window to the side, access to roof space.

BEDROOM 1

with window overlooking the rear garden, fitted wardrobe, radiator.

BEDROOM 2

with window overlooking the front, fitted wardrobe, radiator.

BEDROOM 3

with window overlooking the rear, radiator.

BATHROOM

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

OUTSIDE

The property is approached over pathway flanked by lawn to either side. The Rear Garden has a good sized paved sun terrace, garden laid to lawn and enclosed with wooden fencing, timber garden storage shed.
Allocated parking.

GENERAL INFORMATION

TENURE
We are advised the property is Leasehold and subject to a 99 year lease, with 83 remaining. We would recommend this is verified during pre-contract enquiries.

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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 C - 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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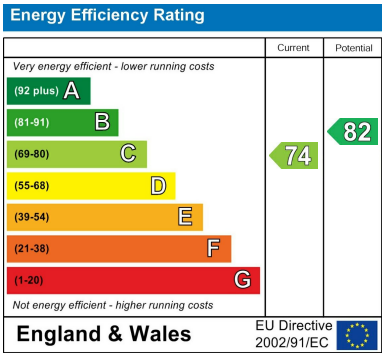

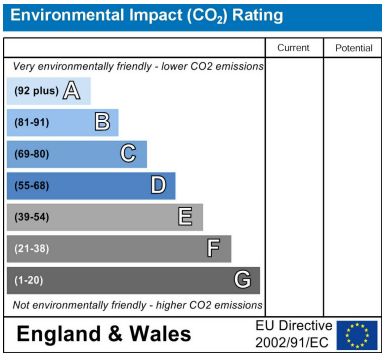

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We're available 7 days a week
HOME – four words that define who, and what we are:

Honest, **O**riginal, **M**otivated, **E**mpathetic

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

• 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.