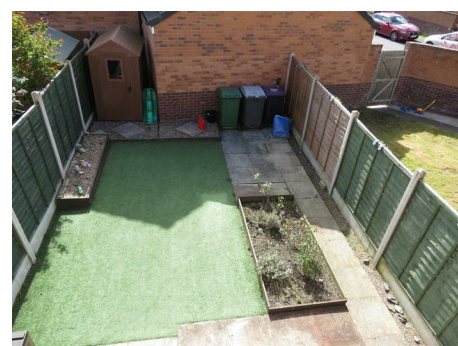


4 Pikemen Avenue, Archery Fields, Shrewsbury, Shropshire,
SY1 4FE

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.

25% Shared Ownership £48,750

Viewing: strictly by appointment
through the agent

Offered for sale with a 25% shared ownership scheme with Housing Plus Group Ltd, this is a well maintained two bedroom semi detached house situated on this popular modern development.

Archery Fields / Berwick Grange is a development of modern homes located to the north side of Shrewsbury is within close proximity to excellent amenities, local schooling and the Shrewsbury bypass linking up the M54 motorway network. Access to the historic town centre of Shrewsbury is also readily available from the property. Viewing comes highly recommended by the agent for the property and its position and interior to be fully appreciated.

The accommodation briefly comprises of the following: Entrance hallway, cloakroom, living room, kitchen/dining room, first floor landing, two bedrooms, bathroom, gas fired central heating, UPVC double glazing, two allocated car parking spaces, rear enclosed garden. Please find below a summary of the lease:

Date of property lease: 10th January 2017
Lease term: 99 years
Percentage owned: 25%
Staircasing restrictions: 80% restricted staircasing
Monthly rent & service charge total: £441.05

The accommodation in greater detail comprises:

Entrance door gives access to:

Entrance hallway
Having radiator.

From entrance hallway door gives access to:

Cloakroom
Having low flush WC, radiator, UPVC double glazed window.

From entrance hallway door gives access to:

Living room
15'1 x 9'6
Having UPVC double glazed window to front, radiator, useful under-stairs storage cupboard.

From living room door gives access to:

Kitchen/dining room
12'9 x 8'2
Having a range of eye level and base units, fitted worktops with inset 1 1/2 sink drainer unit, space for washing machine / tumble dryer /dishwasher, space for upright fridge freezer, cupboard housing LOGIC COMBIE SP 130 gas fired central heating boiler, built-in Electrolux four ring gas hob with extractor above, electric oven and grill below, radiator, UPVC double glazed window to rear, UPVC French doors leading to rear gardens.

Door from entrance hallway gives access to:

First floor landing
Having loft access via roof ladder.

Door from first floor landing then give access to: Two bedroom and bathroom

Bedroom one
12'9 x 8'6
Having UPVC double glazed window to rear, radiator.

Bedroom two
12'9 x 8'2
Having UPVC double glazed window to front, radiator, built-in wardrobe.

Bathroom
Having panel bath with shower above, pedestal wash hand basin, low flush WC, UPVC double glazed window, extractor fan to ceiling.

Outside
The property has the added benefit of a tarmacadam parking area to front for two vehicles. Pedestrian side access then leads to the property's:

Rear garden
Having paved patio, artificial lawn area, raised borders, outside tap, outside lighting to front and rear.

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 B

Tenure
Date of property lease: 10th January 2017
Lease term: 99 years
Percentage owned: 25%
Staircasing restrictions: 80% restricted staircasing
Monthly rent & service charge total: £441.05

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.

Why Buy Shared Ownership?

Shared ownership helps many first time buyers get a foot on the property ladder. Buying a home in the current market can be very challenging. By purchasing an initial share of 25% to 75% of the value of a property, shared ownership opens the door to home ownership when it would otherwise not have been affordable.


A mortgage or savings are required for the share that is purchased and rent is paid on the remaining share. There is also a monthly service charge payable. The benefits of shared ownership include:

Owning part of you home, rather than paying all rent with no return.

Your monthly rent and mortgage can work out cheaper than buying outright and cheaper than renting.

You can buy more shares in your property. The more shares you own the less rent you need to pay.

You only buy what you can afford so you don't overstretch yourself financially.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	1	1	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

FLOORPLANS

