



5 Rodington Fields, Rodington, Shrewsbury, Shropshire,
SY4 4FF

www.hbshrop.co.uk



25% Shared Ownership £66,250

Viewing: strictly by appointment
through the agent



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.

Offered for sale with a 25% share with Housing Plus Group Ltd. This is a modern, spacious and well proportioned three double bedroom semi detached house which offers a beautiful aspect to the rear toward local farmland, countryside and beyond. Rodington is an attractive village location well placed for the easy access to the market town of Wellington and medieval county town of Shrewsbury. Viewing is recommended. The accommodation briefly comprises of the following: Entrance hallway, cloakroom, lounge/diner, modern kitchen/breakfast room, first floor landing, three bedrooms, bathroom, low maintained front garden, rear enclosed garden which border local farmland, generous brick paved driveway, upvc double glazing gas fired central heating.

The accommodation in greater detail comprises the following:

Canopy over double glazed entrance door gives access to:

Hallway

Having radiator, wood effect flooring, under-stairs storage cupboard.

Door from hallway gives access to:

Cloakroom

Having low flush WC, pedestal wash hand basin, radiator, tiled floor, upvc double glazed window to side, recessed spotlight and extractor fan to ceiling.

Door from hallway gives access to:

Lounge/diner

15'1 x 13'8
Having custom built media station with inset contemporary remote control electric fire, upvc double glazed window to side, upvc double glazed French doors giving access to rear gardens, radiator, wood effect flooring.

Door from hallway gives access to:

Kitchen/breakfast room

12'7 x 8'9
Having a range of contemporary eye level and base units with built-in cupboards and drawers, integrated oven, four ring gas hob, fitted worktops with inset stainless steel sink with mixer tap over, space for appliances, upvc double glazed window to front, double glazed door giving access to property, radiator, tiled floor, recessed spotlights to ceiling.

From hallway stair rise to:

First floor landing

Having loft, linen store cupboard.

Door from first floor landing give access to all bedrooms and bathroom.

Bedroom one

16'0 max into recess x 9'7
Having upvc double glazed window to front, radiator.

Bedroom two

15'0 x 8'6
Currently having a petitioned wall making to area and comprises: upvc double glazed window with stunning aspect to rear, radiator, TV aerial point.

Bedroom three

11'6 x 7'1
Having upvc double glazed window with stunning aspect to rear, radiator, TV aerial point.

Bathroom

Having a modern three piece suite comprising: panelled bath with mixer shower over, pedestal wash hand basin, low flush WC, vinyl floor covering, part tiled to walls, upvc double glazed window to side, heated chrome style towel rail, recessed spotlights and extractor fan to ceiling.

Outside

To the front of the property paved pathway gives access to front door with low maintenance stoned sections to side and inset shrubs. To the side of this there is a generous brick paved driveway providing ample off street parking.

Gated pedestrian side access then leads the property's:

Rear gardens

Which borders local farmland and comprise: Indian sandstone patio area, raised decked area, lawned garden. The rear gardens are enclosed by fencing.

Eligibility summary

All buyers will all undergo a financial assessment, through an nominated assessment company The Mortgage People. (TMP). They would need to provide an in-date mortgage agreement in principle (or proof of cash). Any purchaser will be need to be signed off by (TMP) or a qualified broker who will have seen and verified their financial documentation. Buyers would also need to complete a Severn Homes application form.

As this is a shared ownership property buyers would need to facilitate several checks to ensure they meet the Shared Ownership Eligibility Criteria.

This property has a restriction on staircasing to 80% of the property, and any purchaser will need a local connection to the Parish of Rodington as stated in the Section 106 .

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 C

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 121 years (125 years from

January 2019)

Ground rent and Service charge combined £440.92 per month which includes building insurance, management charge and admin fee. 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

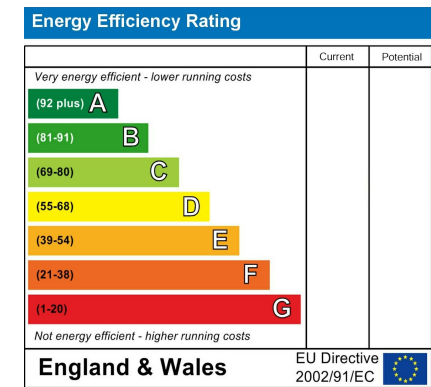
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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.



FLOORPLANS