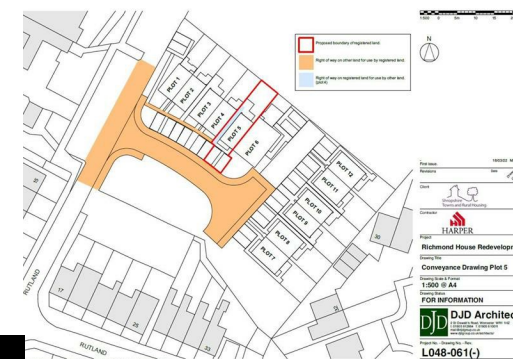


5 Cherry Blossom Way., Harlescott, Shrewsbury,  
Shropshire, SY1 3FH

[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.

**50% Shared Ownership £80,000**

Viewing: strictly by appointment through the agent

An attractive, modern and spacious brand new two bedroom semi-detached house which is being offered for sale on a shared ownership scheme. The valuation is currently at £160,000, so a 50% share would cost £80,000. The rent which is payable to the Local Authority would be £2200.00 per annum (please note a higher share can be purchased). There is no staircasing cap on the property so there is the option to staircase up to 100% ownership in the future, subject to being financially qualified and meeting certain requirements set by Shropshire Towns and Rural Housing. Please register on the Shropshire HomePoint website which is Shropshire's choice based lettings system for affordable Housing. Viewing is recommended by the selling agent.. Viewing is recommended by the selling agent.

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.

**Accommodation**

Entrance hallway, cloakroom, lounge, kitchen/diner, first floor landing, two bedrooms, bathroom, air source heating, double glazing.

**Property Key Features**

Property Key Features - All of our new homes will come with the following key features as standard:

NHBC 12 year warranty

Private parking

Electrically heated

Contemporary kitchen and bathroom with flooring provided

Downstairs WC with flooring provided

Enclosed rear garden

In addition to the above, our Shared Ownership properties also include A-rated, built-in stainless steel single oven, ceramic hob and chimney hood.

**Reception hallway**

**Cloakroom**

**Kitchen/dining room**

**Lounge**

**First floor landing**

**Bedroom one**

**Bedroom two**

**Bathroom**

**Outside**

Enclosed rear garden'

**AGENTS NOTE**

The rental figure to the Housing Association is based off an example of 50% share.

**Services TBC**

Any services connected to the property have not yet been tested. If there is a telephone installed it will be subject to British Telecom regulations.

**COUNCIL TAX BAND TBC**

The Council Tax band is yet to allocated to each property and will be forthcoming from the Shropshire County Council Department.

**Tenure**

We are advised that the property is leasehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

We have been informed that the service charge figure will be £272.03 for the building insurance premium and £97.50 for grounds maintenance making a total service charge of £369.53 per annum. We have been informed that there is no ground rent payable.

The annual rent payable to the Local Authority will be £2200.00 per annum.

**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