

£269,500 Shared Ownership

Sweet Briars Drive, Shifnal, Shropshire, TF11 8GJ



- Guideline Minimum Deposit £26,950
- Two Storey, Detached House
- Reception plus Kitchen/Dining Room
- Front and Rear Gardens
- Guideline Income Dual £54k | Single £57k
- Approx. 1350 Sqft Gross Internal Area
- Bathroom, Shower Room and Cloakroom
- Garage plus Driveway

GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 70% share. Full market value £385,000). A great chance to buy a detached, four-bedroom shared-ownership house with garage, driveway and attractive gardens to front and rear. This recently-built property has a reception room with bay window and double doors leading through to a full-width (25') kitchen/dining room with integrated appliances including a wall-mounted double oven and five-burner hob. The ground floor also features a study and a utility/cloakroom. Upstairs is a spacious main bedroom with built-in wardrobe and en-suite shower room plus three further double bedrooms and a stylish, high-spec family bathroom. Well insulated walls, roof and floor, high performance glazing and a modern gas central heating system make for a very good energy-efficiency rating. Shifnal town centre and railway station is only a few minutes drive away and can also be reached on foot or by brief cycle ride.

Housing Association: heylo.

Tenure: Leasehold (125 years from 2018).

Share Available: 70% (£269,500).

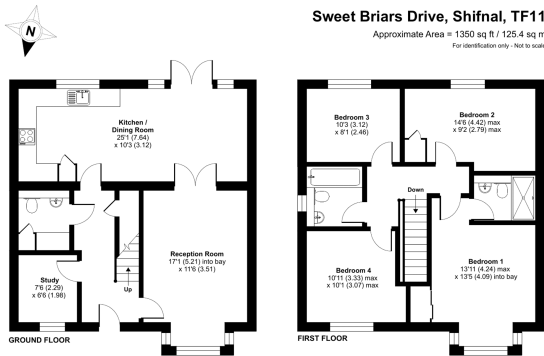
Shared Ownership Rent: £245.74 per month (subject to annual review).

Combined Insurance and Admin Fee: £34.55 per month (subject to annual review).

Guideline Minimum Income: Dual £54,000 | Single £57,000 (based on minimum share and 10% deposit).

Council Tax: Band E, Shropshire Council. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone.



DIMENSIONS

RECEPTION ROOM
17' 1" into bay x 11' 6" (5.21m x 3.51m)

KITCHEN/DINING ROOM
25' 1" x 10' 3" (7.64m x 3.12m)

STUDY
7' 6" x 6' 6" (2.29m x 1.98m)

UTILITY/CLOAKROOM

BEDROOM 1
13' 11" max. x 13' 5" into bay (4.24m x 4.09m)

EN-SUITE SHOWER ROOM

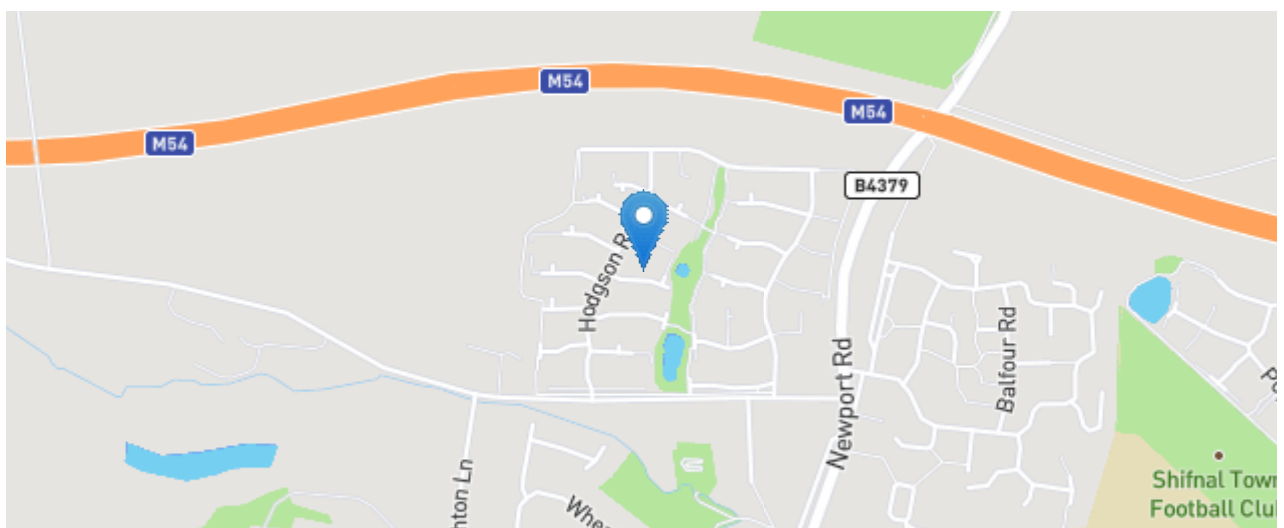
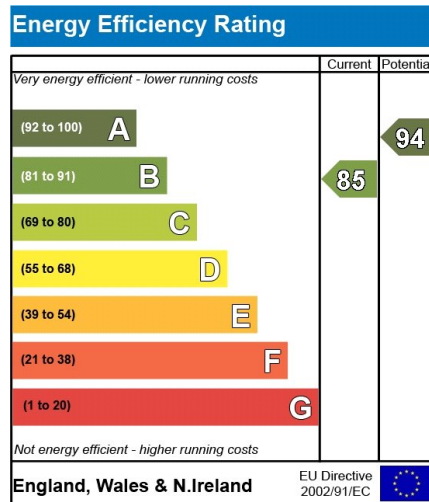
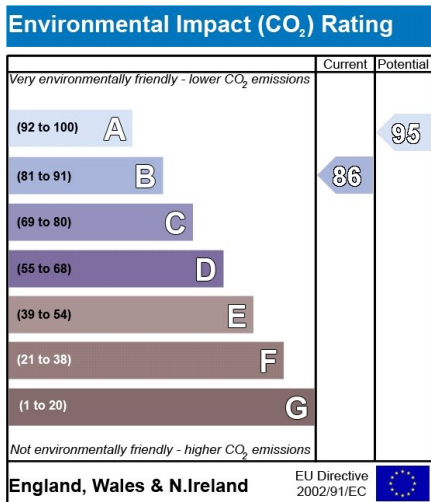
BEDROOM 2
14' 6" max. x 9' 2" max. (4.42m x 2.79m)

BEDROOM 3
10' 3" x 8' 1" (3.12m x 2.46m)

BEDROOM 4
10' 11" max. x 10' 1" max. (3.33m x 3.07m)

BATHROOM

Certified Property Measure Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Measurement - 1st Edition 2018. Produced by Urban Moves. REF: 888073



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.