

52 Kettlemere Close Oakmere Ridge Ellesmere SY12 0FX



3 Bedroom House
40% Shared ownership £110,000

The features

- EXCELLENT BRAND NEW SHARED OWNERSHIP PROPERTY
- HALL, LOUNGE, KITCHEN/DINING ROOM, CLOAKROOM
- 3 BEDROOMS AND BATHROOM
- PERFECT FOR FIRST TIME BUYER
- HIGH ENERGY INSULATION AND AIR SOURCE HEAT PUMP
- ENVIABLE EDGE OF VILLAGE LOCATION
- DRIVEWAY WITH PARKING AND ENCLOSED GARDEN
- EARLY VIEWING HIGHLY RECOMMENDED



*** SHARED OWNERSHIP OPPORTUNITY ***

PART OWN YOUR HOME - An excellent opportunity to purchase this brand new 3 bedroom home on this fabulous new development built by reputable local developers Shropshire Homes.

Offered for sale on the Shared Ownership Scheme which enables purchasers to start with owning 40% of the property and paying a monthly rental on the remaining share.

Featuring generous and versatile living, which has been designed for longevity and future proofing with an additional reception room with adjoining Wet Room.

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

Ready for your immediate occupation.

Property details

DESCRIPTION

PART OWN YOUR HOME - A brand new 3 bedroom home recently constructed by Shropshire Homes. High Energy Insulation, Air Source Heat Pump and Double glazing with spacious accommodation comprising Lounge, good sized Kitchen/Dining Room, Cloakroom, 3 Bedrooms and Bathroom.

Offered for sale on the Shared Ownership Scheme which enables purchasers to start with owning 40% of the property and paying a monthly rental on the remaining share. We have been advised the monthly rental for a 40% share purchase will be £378.13 and that the properties are leasehold with a monthly service charge of approximately £22.91. We are advised that there is a restriction is staircasing out to own up to 80% of the property, and would recommend this and the rental 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.

PLEASE NOTE - We anticipate these properties being of great interest and advise that the Housing Provider operates on a First Come - First Served basis - subject to qualification and acceptance and there is a local connection restriction - to live or work in the Shropshire catchment area or have an immediate family connection to the area.

ENTRANCE

Covered entrance with door opening to Entrance Porch and further door to

LOUNGE

with window to the front, media point.

KITCHEN/DINING ROOM

A generous sized room with ample space for dining table, double opening French doors to the garden. The Kitchen is fitted with range of modern high gloss fronted units incorporating single drainer sink set into base cupboard. Further cupboards and drawers with work surfaces over and space for appliances. Inset 4 ring hob with extractor hood over and oven and grill beneath, matching eye level units, window to the rear.

CLOAKROOM

with WC and wash hand basin.

FIRST FLOOR LANDING

Stairs lead to First Floor Landing off which lead

BEDROOM 1

A good sized double room with two windows overlooking the front, radiator.

BEDROOM 2

A double room with window overlooking the rear, radiator.

BEDROOM 3

with window to the rear, radiator.

BATHROOM

with suite comprising panelled bath with shower, wash hand basin and WC.

OUTSIDE

The property is approached over driveway with parking for two cars and EV charging point. The rear garden is laid to lawn and paved sun terrace and enclosed with wooden fencing.

GENERAL INFORMATION

TENURE

We are advised the property is Leasehold and subject to a monthly service charge of £22.91.

SERVICES

We are advised that all main services are connected and would recommend this is verified.

COUNCIL TAX BANDING

As this is a new build the Council Tax Banding is not yet registered.

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](https://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.

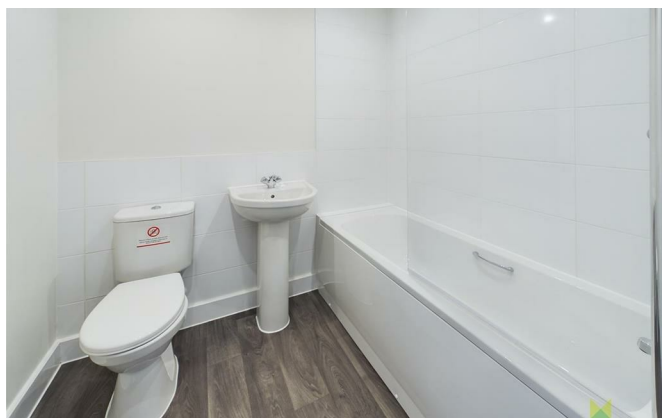
NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 3.00pm on Sunday, maximising every opportunity to find your new home.

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40% Shared ownership £110,000





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Get in touch

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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

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		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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- 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.