

# 5 Round Meadow Wem SY4 5LJ



**2 Bedroom House - Semi-Detached**  
**50% Shared Ownership £110,000**

## The features

- SHARED OWNERSHIP OPPORTUNITY
- PERFECT FOR FIRST TIME BUYER OR THOSE LOOKING TO DOWN SIZE
- 2 GENEROUS DOUBLE BEDROOMS AND BATHROOM
- CLOSE TO THE RAILWAY STATION AND AMENITIES
- EPC RATING TBC
- ENVIABLE LOCATION ON THE EDGE OF THE TOWN.
- GOOD SIZED LOUNGE, KITCHEN/DINING ROOM
- DRIVEWAY WITH PARKING AND ENCLOSED REAR GARDEN
- VIEWING RECOMMENDED



**\*\*\* PART OWN YOUR HOME - SHARED OWNERSHIP OPPORTUNITY \*\*\***

An excellent opportunity to purchase this recently constructed 2 bedroom semi detached house – perfect for First Time Buyer.

Occupying an enviable position on the edge of this popular North Shropshire market Town, being a short stroll from the Railway Station with links to Shrewsbury, Crewe and London. There are excellent range of amenities and recreational facilities within the Town.

Offered for sale on the Shared Ownership Scheme which enables purchasers to start with owning 50% of the property and paying a monthly rental on the remaining share, We have been advised there is a monthly rental and service charge of £287.61 inclusive of Ground Rent. We are advised that the property is available to staircase out to 80% over time and we would recommend this is verified during pre-contract enquiries.

There is also a local connection criteria attached to this property and for further information please ask our sales team.

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

## Property details

### LOCATION

Occupying an enviable position on the edge of this popular North Shropshire market Town, being a short stroll from the Railway Station with links to Shrewsbury, Crewe and London. There are excellent range of amenities and recreational facilities within the Town.

### ENTRANCE

with radiator. Door to

### LOUNGE

a generous sized room with window overlooking the front, media point, radiator.

### KITCHEN/DINING ROOM

Dining area with door leading onto the rear garden, radiator. Kitchen which is attractively fitted with range of white fronted shaker style units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space for appliances and complementary eye level units over, recessed ceiling lights, window overlooking the garden.

### FIRST FLOOR LANDING

Stairs lead to the First Floor with access to roof space.

### BEDROOM 1

A generous double room with window overlooking the garden, recess for wardrobe, radiator.

### BEDROOM 2

Another generous double room with window overlooking the front, radiator.

### BATHROOM

with suite comprising panelled bath with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the side.

### OUTSIDE

The property is approached over driveway with parking, front garden with lawn. Side pedestrian access leads to the enclosed Rear Garden with paved sun terrace and lawn.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Leasehold with a 99 year lease, 89 years remaining and would recommend this is verified during pre-contract enquiries.

We have been advised there is a monthly charge of £287.61 for rent and service charge. We are advised

that the property is available to staircase out to 80% over time and we would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

#### 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 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

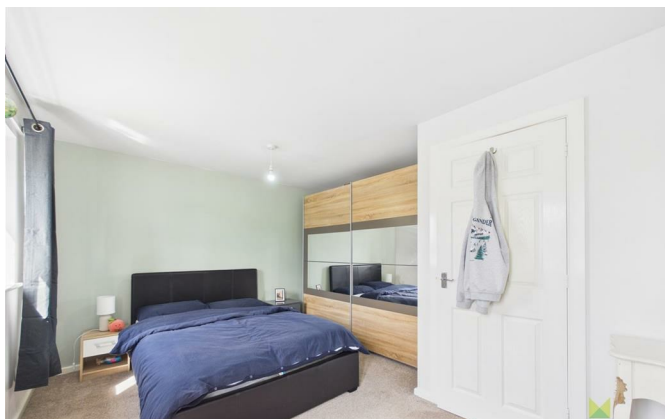
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

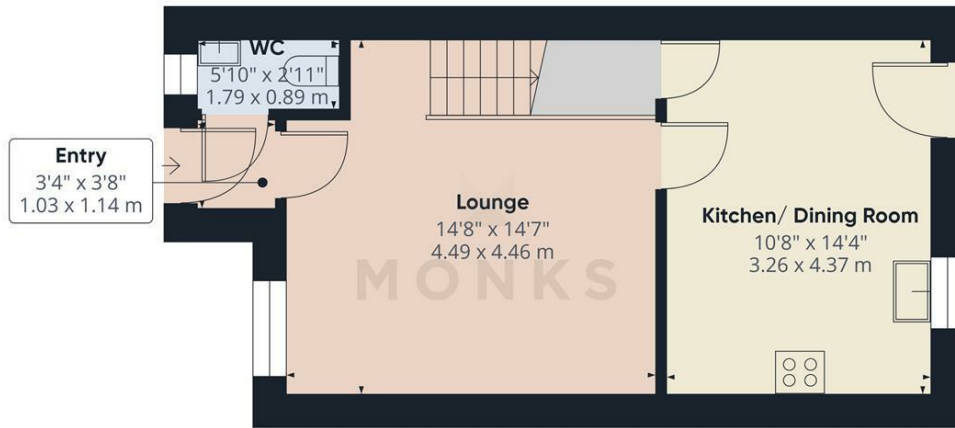
#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

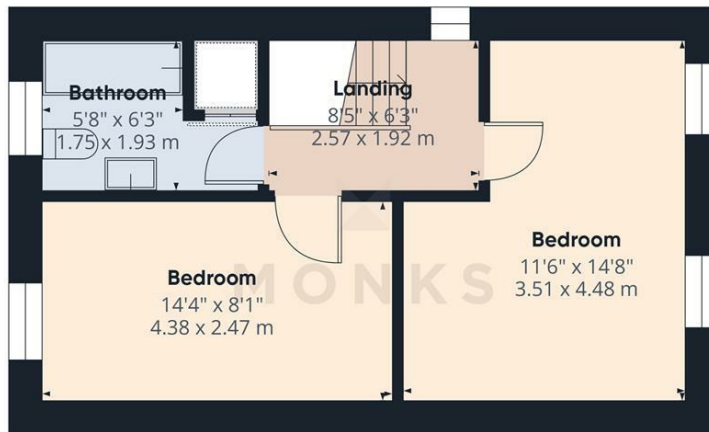
## 5 Round Meadow, Wem, SY4 5LJ.

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Floor 0



Floor 1

**Approximate total area<sup>m</sup>**  
735 ft<sup>2</sup>  
68.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Judy Bourne

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## Get in touch

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## Wem office


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Shropshire, SY4 5AA

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

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

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- 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.
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