

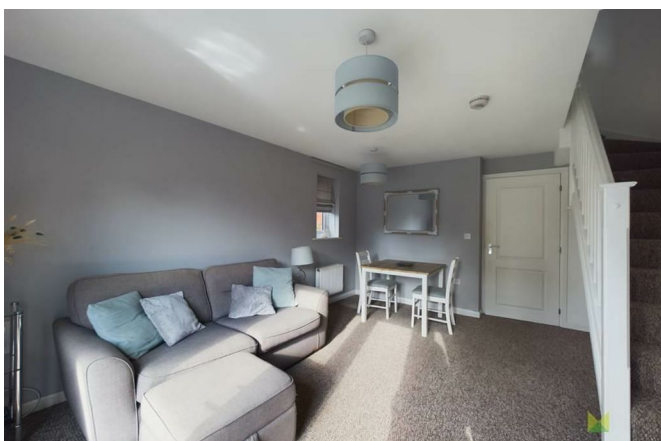
# 23 Red Deer Road Radbrook Shrewsbury SY3 9FB



**2 Bedroom House**  
**50% Shared Ownership £117,500**

## The features

- EXCELLENT SHARED OWNERSHIP OPPORTUNITY
- SOUGHT AFTER LOCATION
- RECEPTION HALL WITH CLOAKROOM
- 2 DOUBLE BEDROOMS AND BATHROOM
- VIEWING HIGHLY RECOMMENDED.
- ATTRACTIVE SEMI DETACHED HOUSE
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- LOUNGE/DINING ROOM, KITCHEN
- DRIVEWAY WITH PARKING AND ENCLOSED REAR GARDEN
- EPC RATING B



\*\*\* SHARED OWNERSHIP OPPORTUNITY \*\*\*

**PART OWN YOUR HOME** - An excellent opportunity to purchase this spacious 2 bedroom semi detached home, ideal for First Time Buyers.

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.

Occupying an enviable position on this popular development with ease of access for commuters to the A5/M54 motorway network.

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

Viewing highly recommended.

## Property details

### LOCATION

The property occupies an enviable position on this much sought after development perfect for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including schools, supermarkets, restaurants/public houses, doctors and is a short stroll from the Royal Shrewsbury Hospital.

### DESCRIPTION

**PART OWN YOUR HOME** - A spacious 2 bedroom semi detached house with high Energy Insulation, Gas Central Heating and Double glazing with spacious accommodation comprising Reception Hall with Cloakroom, Lounge/Dining Room, Kitchen, 2 Bedrooms and Bathroom with shower. Enclosed rear garden and parking.

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 the monthly rental for a 50% share purchase will be £261.45 which includes the rent, service charge and buildings insurance and that the property is leasehold subject to a lease which commenced in 2015. 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.

### RECEPTION HALL

Covered entrance with door opening to Reception Hall, radiator.

### CLOAKROOM

With WC and wash hand basin, radiator, window to the front.

### LOUNGE/DINING ROOM

A good sized room having double opening French doors leading onto the rear garden. Media point, radiator.

### KITCHEN

Fitted with range of units incorporating single drainer sink set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over and space and point for washing machine, cooker and fridge freezer, tiled surrounds and matching range of eye level wall units, window to the front, radiator.

### FIRST FLOOR LANDING

Staircase leads to First Floor Landing off which lead

### BEDROOM 1

With two windows overlooking the front, radiator and access to roof space.

### BEDROOM 2

With window to the rear, radiator.

### BATHROOM

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

### OUTSIDE

The property occupies an enviable position and approached over driveway with parking for two cars. The Rear Garden is of a good size with paved sun terrace, garden laid to lawn and garden storage shed. Enclosed with wooden fencing and side pedestrian gate to driveway.

### GENERAL INFORMATION

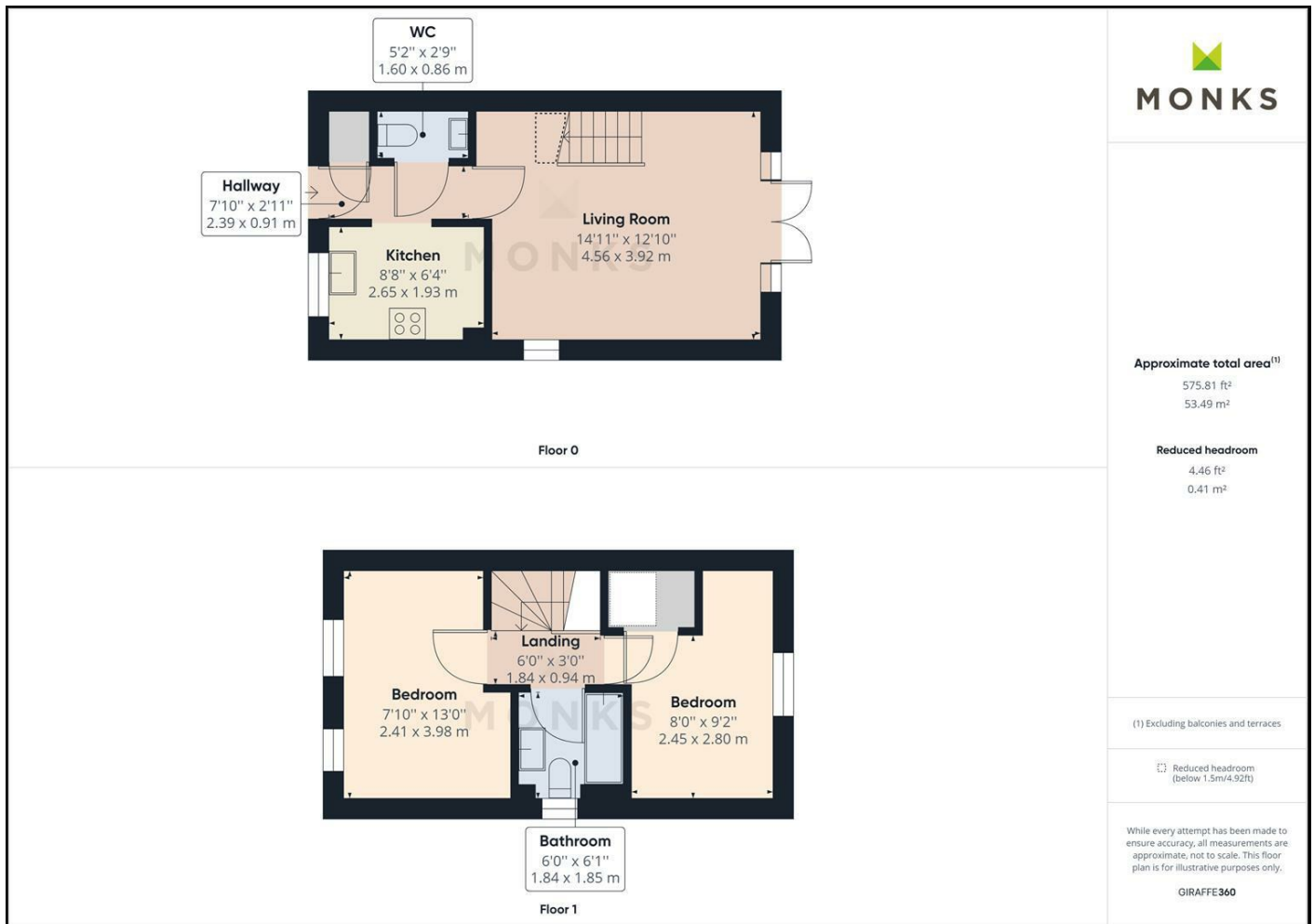


## 23 Red Deer Road, Radbrook, Shrewsbury, SY3 9FB.

2 Bedroom House

50% Shared Ownership £117,500





## Judy Bourne

Director at Monks

judy@monks.co.uk

## Get in touch

Call. 01743 361422

Email. info@monks.co.uk

Click. www.monks.co.uk

## Shrewsbury office

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

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

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- 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.
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