

# 105 Bligny Crescent Bicton Heath Shrewsbury SY3 5FE



2 Bedroom House  
45% Shared Ownership £117,000

## The features

- SHARED OWNERSHIP OPPORTUNITY
- PERFECT FOR FIRST TIME BUYER OR THOSE LOOKING TO DOWN SIZE
- 2 GENEROUS DOUBLE BEDROOMS AND BATHROOM
- ENCLOSED REAR GARDEN
- EPC RATING B
- ENVIABLE LOCATION ON THE EDGE OF THE TOWN.
- OPEN PLAN LIVING/DINING/KITCHEN WITH OVEN AND HOB, CLOAKROOM
- ALLOCATED PARKING FOR TWO CARS
- EARLY 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 this popular new development on the Western edge of the Town, ideal for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including shops, schools, church, restaurant/public houses and a short stroll from the Royal Shrewsbury Hospital.

Offered for sale on the Shared Ownership Scheme which enables purchasers to start with owning 45% of the property and paying a monthly rental on the remaining share. We have been advised there is a monthly rental of £362.00 and that the properties are leasehold with a monthly service charge of £28.00 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.

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

## Property details

### DESCRIPTION

PART OWN YOUR HOME - A recently built 2 bedroom home. High Energy Insulation, Gas Central Heating and Double glazing with spacious accommodation comprising open plan Living/Dining/Kitchen with oven and hob, rear Entrance and Cloakroom, 2 double Bedrooms and Bathroom.

Offered for sale on the Shared Ownership Scheme which enables purchasers to start with owning 45% of the property and paying a monthly rental on the remaining share We have been advised the monthly rental for a 55% share purchase will be £390.00 which we believe includes the service charge. 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 Shrewsbury with the Section 106.

### LOCATION

Occupying an enviable position on this popular new development on the Western edge of the Town, ideal for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including shops, schools, church, restaurant/public houses and a short stroll from the Royal Shrewsbury Hospital.

### ENTRANCE

Covered entrance with door opening to Reception area with stairs leading to First Floor.

### OPEN PLAN LIVING/DINING/KITCHEN

A generous sized through room - Lounge/Dining room having window overlooking the front, media point, radiator.

Kitchen which is fitted with modern range of grey high gloss fronted units incorporating single drainer sink set into base cupboard. Further range of base units comprising cupboards and drawers with work surfaces over and having integrated washing machine and fridge freezer with fascia panels. Inset 4 ring hob with extractor hood over and oven and grill beneath and tall shelved larder units. Window overlooking the garden, wooden effect flooring throughout, radiator.

### REAR ENTRANCE

with radiator and door to garden.

### CLOAKROOM

with WC and wash hand basin, radiator.

### FIRST FLOOR LANDING

off which lead

### BEDROOM 1

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

### BEDROOM 2

Another generous double room with window to the rear, radiator. Storage cupboard.

### BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Tiled surrounds, radiator.

### OUTSIDE

To the front is parking for two cars. Side pedestrian access to the Rear Garden which has a tiled patio area and garden laid to lawn enclosed with wooden fencing.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Leasehold with a 125 year lease, 122 years remaining and would recommend this is verified during pre-contract enquiries.

We have been advised there is a monthly rental of £362.00 and that the properties are leasehold with a monthly service charge of £28.00 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.

#### SERVICES

We are advised that mains water, gas, electricity and drainage 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](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.

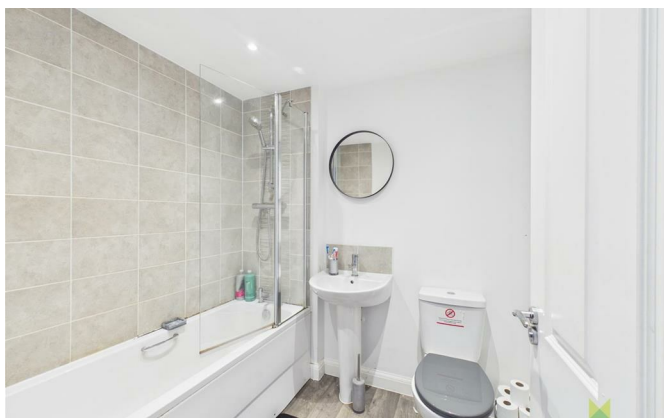
#### NEED TO CONTACT US

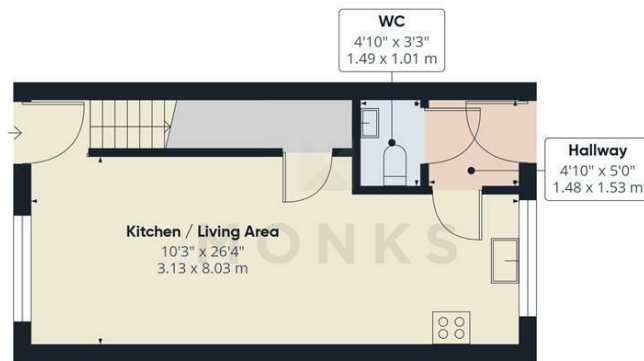
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

# 105 Bligny Crescent, Bicton Heath, Shrewsbury, SY3 5FE.

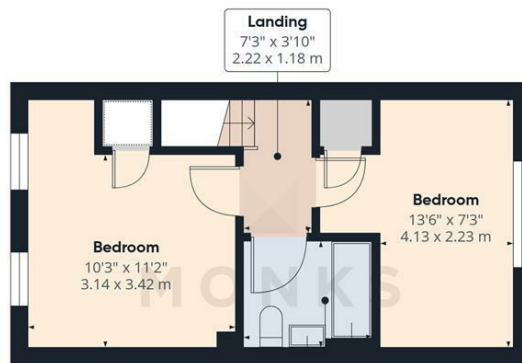
2 Bedroom House

45% Shared Ownership £117,000





Floor 0



Floor 1

Approximate total area<sup>®</sup>  
673 ft<sup>2</sup>  
62.5 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

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		96
(81-91) B	83	
(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	

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.
- 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.