

# 1 Hall Meadow Wellington Telford TF1 2FR



2 Bedroom House - Semi-Detached  
40% Shared ownership £72,000

## The features

- FABULOUS SHARED OWNERSHIP OPPORTUNITY
- HIGH ENERGY INSULATION, GAS CENTRAL HEATING
- GOOD SIZED LOUNGE/DINING ROOM
- 2 BEDROOMS AND BATHROOM
- ENCLOSED GARDEN,.
- BRAND NEW 2 BEDROOM HOME
- RECEPTION HALL WITH CLOAKROOM
- KITCHEN WITH OVEN AND HOB
- ALLOCATED PARKING



**PART OWN YOUR HOME - An excellent opportunity to purchase this brand new 2 bedroom home on this fabulous new development forming part of Haygate Fields on the edge of Wellington.**

**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.**

**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 2 bedroom home recently constructed by reputable developer Anwyl Homes. High Energy Insulation, Gas Central Heating and Double glazing with spacious accommodation comprising Reception Hall with Cloakroom, good sized Lounge/Dining Room, Kitchen with oven and hob, 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 40% of the property and paying a monthly rental on the remaining share. We have been advised the monthly rental for a 60% share purchase will be £247.50 and that the properties are leasehold with a monthly service charge of £30.00. We are advised that there is no restriction is staircasing out to own 100% 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.

### LOCATION

The property occupies an enviable position on this brand new development on the edge of the busy and popular market town of Wellington. Ideally placed for ease of access to Telford Town Centre and the M54 motorway network with links to the County Town of Shrewsbury, Wolverhampton, Birmingham and the West Midlands. Wellington has an excellent range of amenities including Supermarkets, Shops, Schools, Doctors, Restaurants and Public Houses, its own Railway Station and is close to the Princess Royal Hospital.

### RECEPTION HALL

Covered entrance with door opening to Reception Hall, useful storage cupboard, radiator.

### CLOAKROOM

With suite comprising WC and wash hand basin. Radiator.

### LOUNGE/DINING ROOM

A lovely light room with double opening French doors opening onto the rear garden. Media points, radiator.

### KITCHEN

Fitted with white high gloss fronted units incorporating sink unit set into base cupboard. Further range of cupboards and drawers with worksurfaces over and having space beneath for washing machine. Inset 4 ring hob unit with oven and grill beneath and extractor hood over. Matching range of eye level wall units, space for fridge freezer. Window overlooking the front, radiator.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with window to the side and access to roof space.

### BEDROOM 1

having two windows overlooking the rear garden, radiator.

### BEDROOM 2

With two windows to the front, radiator.

### BATHROOM

With suite comprising panelled bath with electric shower unit over, wash hand basin and WC suite. Complementary tiled surrounds, heated towel rail.

### OUTSIDE

The property occupies an enviable position in this cul de sac location approached over pathway. Side pedestrian access to enclosed rear garden which is laid to lawn and enclosed with fencing. Allocated parking.

### TENURE

We are advised the property is Leasehold and subject to a monthly Service Charge of £30.00. We would recommend this is verified during pre-contract enquiries.

### GENERAL

#### FINANCIAL SERVICES

We work in conjunction with several highly reputable Financial Advisors who offer totally independent and in most cases FREE advice and service.

#### 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.

#### DIRECTIONS

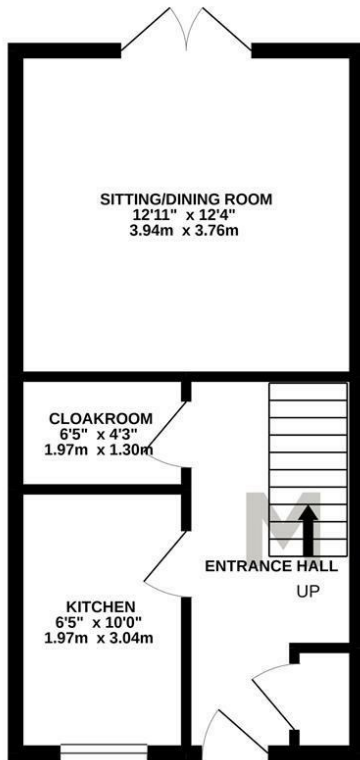
As you turn into Haygate Fields continue into the new development passing the Show Homes. Hall Meadow is the fifth turning on the right hand side (currently no street sign) and the property will be found immediately on the left hand side.

## 1 Hall Meadow, Wellington, Telford, TF1 2FR.

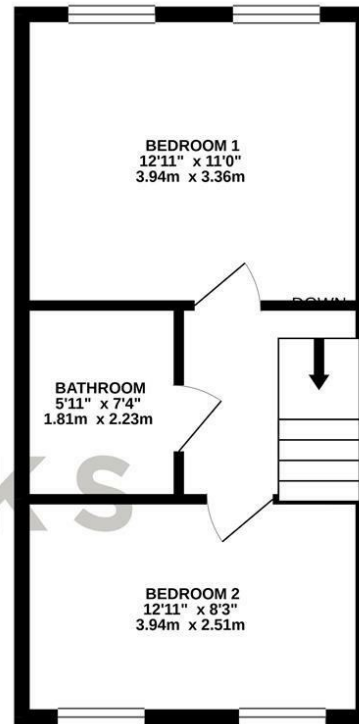
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BASEMENT  
343 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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) <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.

- 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.