

# 11 Picton Drive Lily Hay, Preston Street Shrewsbury SY2 5WP



2 Bedroom House - Semi-Detached  
40% Shared ownership £68,000

## The features

- FABULOUS SHARED OWNERSHIP OPPORTUNITY
- HIGH ENERGY INSULATION AND GAS CENTRAL HEATING
- FITTED KITCHEN
- ENCLOSED REAR GARDEN
- IDEAL FOR FIRST TIME BUYER
- ENVIABLE LOCATION ON POPULAR DEVELOPMENT
- SPACIOUS LOUNGE/DINING ROOM
- 2 DOUBLE BEDROOMS AND BATHROOM
- PERSONAL PARKING
- VIEWING RECOMMENDED



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

**PART OWN YOUR HOME** - An excellent opportunity to purchase this brand new 2 bedroom home on this fabulous new development built by Taylor Wimpey.

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 Taylor Wimpey. High Energy Insulation, Gas Central Heating and Double glazing with spacious accommodation comprising Reception Hall with Cloakroom, 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 £233.75 and that the properties are leasehold with a monthly service charge of approximately £15.00. We are advised that there is a restriction on 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

The property occupies an enviable position with ease of access to the A5/M54 motorway network. There are excellent local facilities including shops, schools, doctors, supermarkets and a pleasant walk from the Town Centre.

### RECEPTION

With useful Utility/Storage cupboard with washing machine and gas central heating boiler.

### CLOAKROOM

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

### KITCHEN

Fitted with modern range of units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with worksurfaces over and having inset 4 ring hob unit with oven and grill beneath and extractor hood over, built in fridge freezer with matching facia panels and matching range of eye level wall units. Peninsular divide to

### LOUNGE/DINING ROOM

having window and door to rear garden, media point, radiator.

### FIRST FLOOR LANDING

From the entrance staircase leads to First Floor Landing with access to roof space.

### BEDROOM 1

A fabulous double room With window to the rear, radiator.

### BEDROOM 2

With two windows overlooking the front with lovely views over open fields and hills beyond. Radiator.

### BATHROOM

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

### OUTSIDE

The property occupies an enviable position on the edge of this new development. To the front is a shaped lawn with shrub beds and side pedestrian access to the enclosed rear garden which is laid to paved patio and lawn and enclosed with wooden fencing, outside lighting.

### TENURE

WE are advised the property is Leasehold, subject to 150 year agreement. Service charges £15.17 pcm. We would recommend this is verified during pre-contract enquiries.

### GENERAL INFORMATION

#### 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

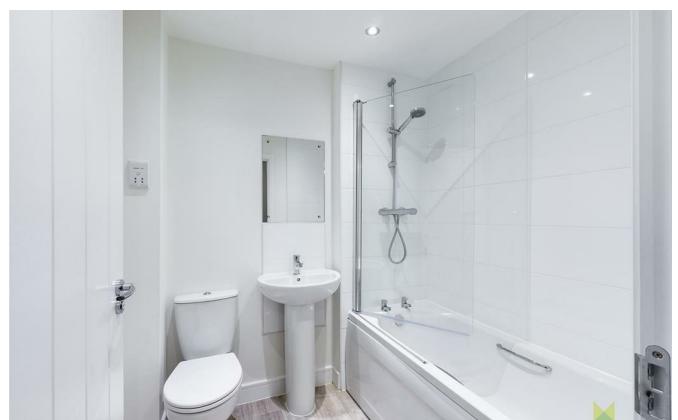
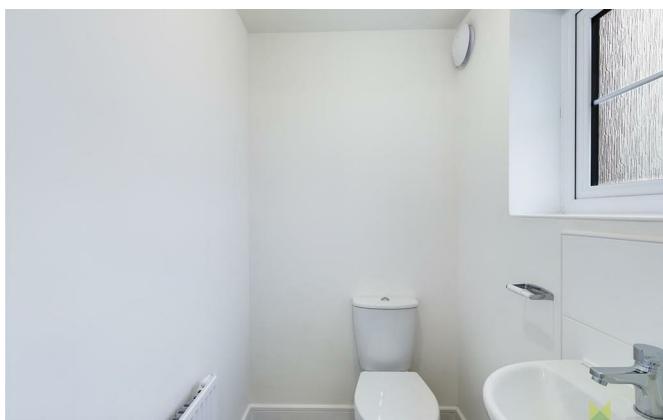
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### 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.

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Approximate total area<sup>(1)</sup>  
364.14 ft<sup>2</sup>  
33.83 m<sup>2</sup>

Reduced headroom  
10.27 ft<sup>2</sup>  
0.95 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 0



## Judy Bourne

Director at Monks  
judy@monks.co.uk

## Get in touch

**Call.** 01743 361422  
**Email.** sales.shrewsbury@monks.co.uk  
**Click.** [www.monks.co.uk](http://www.monks.co.uk)

## Shrewsbury office

10a Shoplatch, Shrewsbury,  
Shropshire, SY1 1HL

## 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 <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		
England & Wales	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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