



**Estate Agents
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69 York Road, Priorslee, Telford, TF2 9WD
40% Shared ownership £86,000

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A super opportunity to get on the property ladder with the purchase of a 40% share in this well presented two bedroomed property, situated in a popular residential location.

Priorslee is a well established and much favoured residential area of Telford and is located about 1.5 miles from Telford Town Centre, with its covered shopping complex, Southwater Leisure development and retail parks. Local amenities are available within Priorslee including a dentist, pharmacy and convenience store. A primary and secondary school are also nearby, as is Priorslee Lake. There are good road links to the M54 and A442, providing access to Shrewsbury, Wolverhampton and the West Midlands. Telford Central train station is approximately 1 mile way.

Shared Ownership

Rent is payable on the 60% share and this currently stands at £288.36 per month, with additional payment to the landlord for estate charges, buildings insurance and a management fee which amount to £20.33 per month.

You may buy additional shares in the property (with a minimum purchase of 10%) and you can purchase 100% of the property.

The Walsall Housing Group have confirmed that it is possible to buy 100% of the property at a cost of £215,000, without having to wait for a set amount of time, if a prospective purchaser was willing and able to do this. All prospective purchasers must have their eligibility to buy checked by Walsall Housing Group (see Additional Information for details).

The uPVC double glazed and gas centrally heated accommodation is set out in further detail below:

Composite front door into...

Entrance Hall

Having a radiator and door to...

Cloakroom / WC

Having a pedestal wash basin and low-level flush WC. Radiator.

Kitchen-Diner

14'8" x 7'4" (4.48 x 2.25)

Base and wall mounted units with wood effect work surfaces above. Integrated oven with gas hob above and extractor. Stainless steel sink with drainer. Space and plumbing provision for a washing machine, condensing type dryer and fridge-freezer. Front aspect uPVC double glazed window.

Lounge

8'9" x 14'0" (2.69 x 4.28)

Having 'French' doors to the rear garden and radiator.

Stairs from the Entrance Hall rise to the first floor Landing, with hatch to loft.

Bedroom One

8'1" x 14'0" (2.47 x 4.28)

A double bedroom with rear aspect uPVC double glazed window and radiator.

Bedroom Two

8'4" x 14'0" (max) (2.55 x 4.28 (max))

A double bedroom with front aspect uPVC double glazed windows and radiator. Cupboard housing the central heating boiler.

Bathroom

Being partially tiled, having a panelled bath with electric shower unit over. Pedestal wash basin and low-level flush WC. Radiator and side aspect uPVC double glazed window.

Outside

A block paved driveway provides off-road parking for 2 cars and paved path leads to a side gate. Access to the rear garden, which has been landscaped to lawn and patio areas.

Additional Information

ELIGIBLE PURCHASERS: Walsall Housing Group must approve the buyer of any shares in the property. The purchaser(s) will need to complete an application form, a financial assessment and sign off with Walsall Housing Group's third party financial adviser.

COUNCIL TAX: We are advised by the Local Authority, Telford & Wrekin Council, that the property is in Band: B

EPC RATING: B

TENURE: We are advised by the Vendor, that the property is held Leasehold and vacant possession will be given upon completion. If you buy a larger share, you will pay less rent. A purchaser does have the option to buy 100% of the property and at this point the freehold would be transferred to them.

LEASE TERM: 125 years commencing from December 2020

SERVICES: We understand that mains water, electricity, gas and drainage are connected.

BROADBAND AND MOBILE SERVICES: We understand that broadband and mobile phone service is available at this property. Please check <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> for details.

RENT: £288.36 pcm

ESTATE CHARGE: £9.38 pcm

BUILDINGS INSURANCE: £8.03 pcm

MANAGEMENT FEE: £2.92 pcm

RIGHTS AND RESTRICTIONS: Enquire further.

FLOODING ISSUES: The property has not flooded in the last 5 years.

PLANNING PERMISSIONS/DEVELOPMENTS: The vendors are not aware of any.

COAL FIELDS/MINING: We are not aware of any mining related issues having affected the property. Telford is an historic mining area and potential buyers are advised to make their own enquiries with regards to this.

VIEWING: Strictly by prior appointment with the Agents. Tel: 01952 812519
Email: sales@tempertons.co.uk

Agents Notes

1. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, if you wish to ask a specific question about this property, please speak to the sales advisor who has inspected the property and we will try to check the information for you.

The information in these property details is believed to be accurate but Tempertons does not give, nor does any Partner or employee have authority to give, any warranty as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained herein.

2. Please note that we have not tested the equipment/appliances and services in the property. Interested applicants are advised to commission their own appropriate investigations before formulating their offer to purchase.

3. Our room sizes are quoted in metres on a wall-to-wall basis to the

nearest one tenth of a metre. The imperial equivalent is only intended as an approximate guide for those not yet conversant with metric measurements. Measurements should not be used for ordering fittings, new carpets or furniture etc.

4. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and potential purchasers must satisfy themselves by inspection or otherwise.

5. AML Regulations: to ensure compliance with the latest Anti Money Laundering Regulations, all intending purchasers will be asked to produce ID to enable us to complete verification checks and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Tempertons, we may use the services of Guild365 or similar companies to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a Memorandum of Sale being issued. This charge is non-refundable.

HOMEBUYERS SURVEYS AND VALUATIONS undertaken by Chartered Surveyors with considerable experience in preparing a wide range of surveys and valuations, to suit all requirements. Details of fees given without obligation.

PROPERTY LETTING – Tempertons have considerable experience in the Letting and Management of all types of residential property. Further details given without obligation.

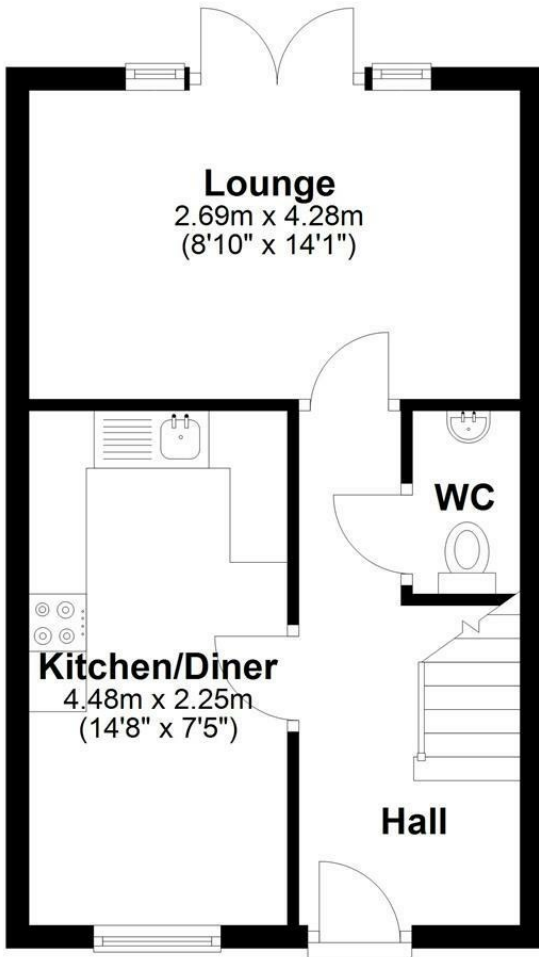




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

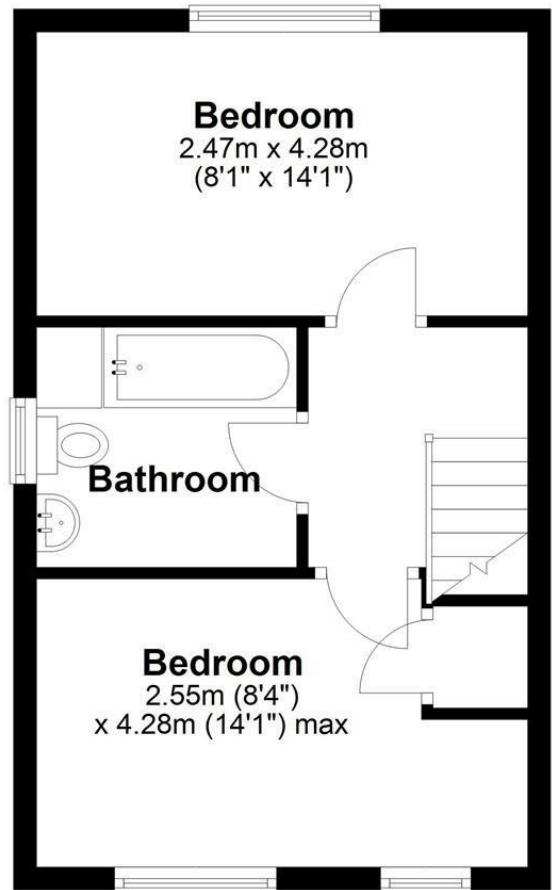
Ground Floor

Approx. 31.1 sq. metres (334.9 sq. feet)



First Floor

Approx. 31.8 sq. metres (341.8 sq. feet)



Total area: approx. 62.9 sq. metres (676.7 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.