



Roger
Parry
& Partners

8 Bryn Mawr, Crew Green, Shrewsbury, SY5 9BS



**8 Bryn Mawr, Crew Green, Shrewsbury, SY5 9BS
Offers In The Region Of £257,500**

Offered for sale with no upward chain, this well positioned three bedroom semi-detached property enjoys stunning views over the surrounding countryside, and is situated in the sought after village of Crew Green. The property provides spacious accommodation briefly comprising: entrance hallway, living room with feature log burner, dining room, modern fitted kitchen, sitting room/bedroom four and rear porch.

To the first floor there are three bedrooms, one of which benefits from fitted modern wardrobes, along with a family bathroom. Externally, the property features a rear garden with both lawned and patio areas, while to the front there is a driveway providing off-road parking for several vehicles. The property benefits from beautiful open views towards Rodney's Pillar.



Crew Green is a pretty village situated on the border of Shropshire and Powys. It is conveniently located for quick access back into Shrewsbury town centre, which is only approximately 15 minutes' drive. The towns of Oswestry and Welshpool are also only a short drive away.

The property enjoys outstanding rural countryside views to the rear and The Breiddens and Rodney's Pillar to the rear. The area is also well known for the many rural walks and outdoor pursuits.

Hallway

5'1 x 4'4 (1.55m x 1.32m)

With tiled flooring

Living Room

13'5 x 11'11 (4.09m x 3.63m)

With tiled flooring, feature log burner set on a hearth with wooden mantle over and window to the front. Archway leads through to:

Dining Room

9'9 x 7'6 (2.97m x 2.29m)

With tiled flooring, French double doors leading out onto rear garden. Door leads through to:

Kitchen

9'9 x 7'6 (2.97m x 2.29m)

Fitted with a range of eye level and base units, worktops with 1 1/2 bowl sink inset, space and plumbing for washing machine, Range cooker with extractor fan above, window to the rear overlooking rear garden. Tiled flooring and half tiling to walls. Door provides access to the understairs storage cupboard.

Sitting Room/ bedroom four

13'8 x 9'5 (4.17m x 2.87m)

With wood effect flooring and window to the front. Door leads through to:

Rear Porch

9'7 x 4'4 (2.92m x 1.32m)

With wood effect flooring, window to the rear and door provides access to the back garden.

Landing

9'3 x 6 (2.82m x 1.83m)

With wood effect flooring, access to roof space and window to the side.

Bedroom

11'3 x 8'3 (3.43m x 2.51m)

With fitted carpets, wardrobe and window to the front.

Bedroom

10'1 x 8'9 (3.07m x 2.67m)

With wood effect flooring, two useful storage cupboards housing the boiler and hot water cylinder and window to the rear providing stunning view of Rodney's Pillar.

Bedroom

7'9 x 6'8 (2.36m x 2.03m)

With wood effect flooring and window to the front.

Bathroom

6'1 x 6 (1.85m x 1.83m)

Fitted with a white 3 piece suite including bath with shower unit over, wash hand basin with cupboard below, low flush WC, shaver unit, and rear window.

Outside

The property is approached via a concrete driveway providing off-road parking for several vehicles. The front garden is mainly laid to lawn and bordered by hedging and fencing. To the rear, the garden features a patio area along with a lawned area, with planted borders, outside water tap and access to the side of the property.

General Notes**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water and drainage services are connected. We understand the Broadband Download Speed is: Basic 22 Mbps & Superfast 1800 Mbps. Mobile Service: Good outdoor, variable in home. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is D. We would recommend this is confirmed during pre-contact enquiries.

SURVEYS

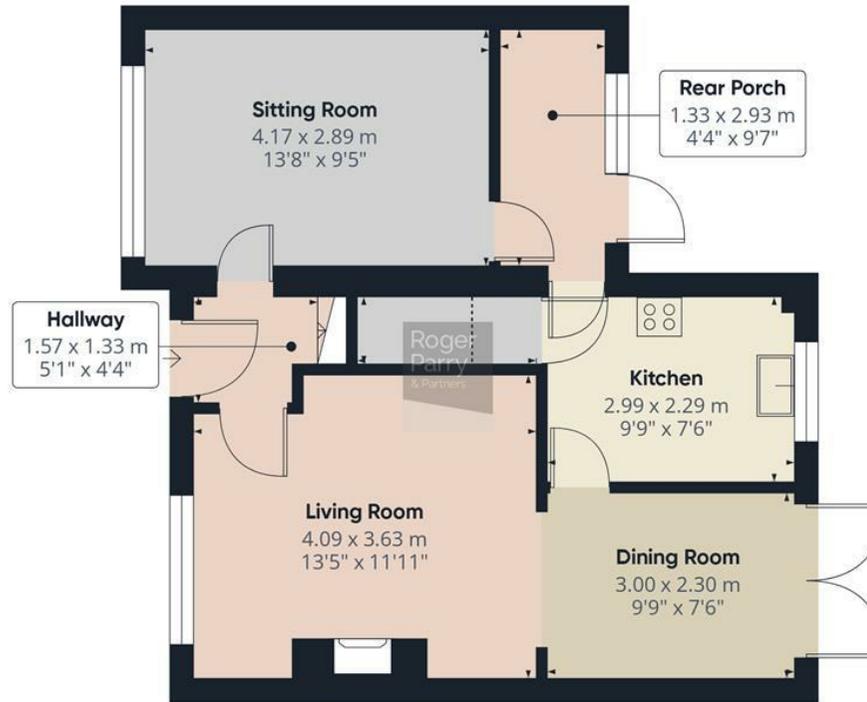
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES AND FEE DISCLAIMER

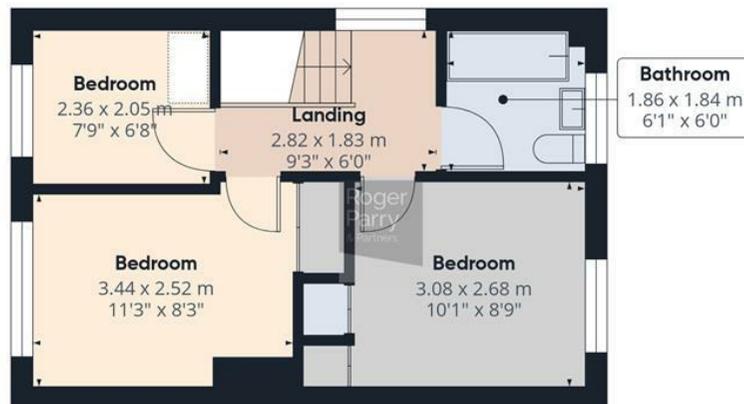
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MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

Floor Plan
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area⁽¹⁾

78.6 m²
846 ft²

Reduced headroom

1.3 m²
14 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

General Services:

Local Authority: Powys Council

Council Tax Band: D

EPC Rating:

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:
165 Frankwell, Shrewsbury, Shropshire, SY3 8LG
shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.