



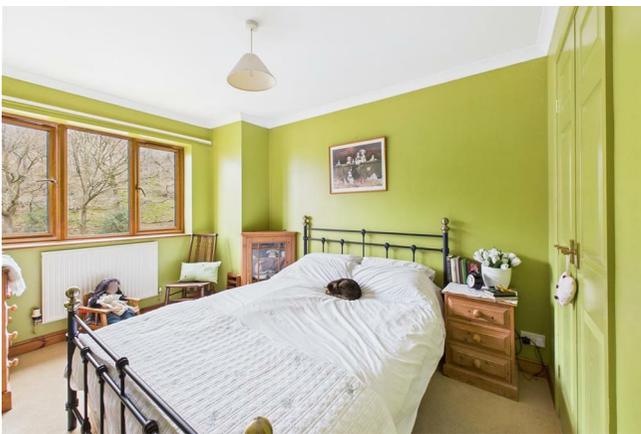
Roger
Parry
& Partners

Millbrook, Crows Nest Snailbeach, Shrewsbury,
SY5 0LU



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Offers in the region £400,000

An attractive and extremely spacious four bedroom detached family house, having the benefit of oil-fired central heating, uPVC double glazing, double garage and gardens to front and rear. The accommodation briefly comprises: reception hall, cloakroom/WC, large living room, separate dining room, large kitchen/breakfast room, utility room and side uPVC porch. The first floor landing gives access to the principal bedroom with en-suite shower room and balcony to enjoy the outstanding views, three further bedrooms and family bathroom.



The property occupies a delightful elevated position in this small hamlet located close to Stiperstones village with its attractive pub and village shop and also being about three miles from the large village of Minsterley which has a variety of local amenities and about thirteen miles from the county town of Shrewsbury which has excellent rail and road links.

Entrance Hall

With tiled flooring and access to Wc.

Cloakroom

Fitted with low flush Wc and wash hand basin.

Living Room

With feature LP gas Living Flame fire with attractive surround, double-opening patio doors overlooking the front. In the other direction, views over Crows Nest itself off towards the Shropshire Plain.

Dining Room

With similar views to the front.

Kitchen Breakfast Room

Fitted with oak effect fronted base and eye level units with worksurfaces over, integrated double oven, hob and dishwasher. Window with view to front. Ample space for dining table.

Utility Room

With matching units, further sink unit.

Upvc side porch

With door to exterior and steps leading round to the secluded rear garden.

From the hall attractive naturally-lit staircase leads to landing with airing cupboard and hatch to roof space. Quality doors gives access to bedroom accommodation comprising:

Principal Bedroom

With fitted wardrobes and double doors onto the front balcony with superb views over Crows Nest itself off towards the Shropshire Plain

En suite shower room

Fitted with shower unit, wash hand basin and low flush Wc. Window to rear and heated towel rail.

Bedroom Two

With built-in wardrobe and superb views to front.

Bedroom Three

With built-in double wardrobe and views overlooking the rear garden.

Bedroom Four

With similar outlooks to the principal bedroom and bedroom two.

Family Bathroom

With three piece suite comprising of shower attachment above bath, wash hand basin and low flush Wc. Extensive tiled surround to walls, window to rear and heated towel rail.

Outside

The front of the property has been landscaped to provide a large levelled patio area with adjacent lawn, and flower and shrub borders. Wide pathway and steps lead down to shared gravelled entrance with parking for up to three vehicles and a detached brick and slate double garage with twin up and over doors, service door, and a variety of external lighting with further large shrubbery adjacent to the lane. REAR GARDEN With lawn and shed, bounded by natural stone walling with shrubbery above and established hedging with lovely grass and gorse backdrop above, ensuring maximum privacy.

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. There is Oil central heating. We understand the Broadband Download Speed is: Basic 29 Mbps. Mobile Service: None/ Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

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

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.

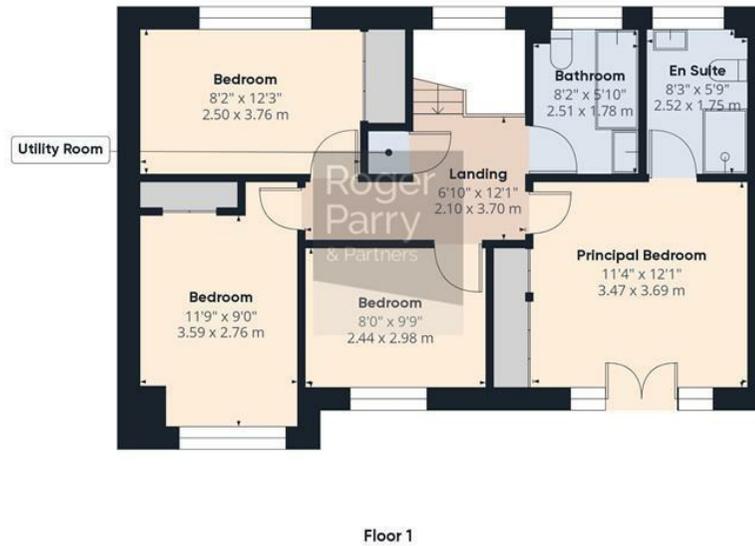
REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

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)



Approximate total area⁽¹⁾
 1364.54 ft²
 126.77 m²



(1) Excluding balconies and terraces.

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

General Services:

Local Authority: Shropshire Council
Council Tax Band: E
EPC Rating: D

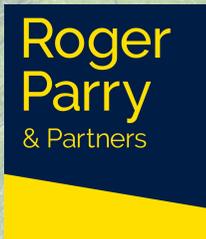
Directions: From Shrewsbury take the A488 Bishop's Castle road through the villages of Hanwood, Pontesbury and Minsterley. Continue on the A488 and after approximately one mile from Minsterley turn left at the Plox Green crossroads, signposted for Snailbeach and Stiperstones. Continue up the bank into the village of Snailbeach and carry on out of the village, dropping down into Crows Nest. Turn left into Crows Nest Dingle and the property is about 50 yards on the right hand side of the lane, indicated by the For Sale board.

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.