





5 Maes Hafren, Crew Green, Shrewsbury, SY5 9BT
£194,950

This well presented 3 bedroom semi detached house is situated in a cul de sac location in Crew Green with easy access to Shrewsbury, Welshpool and beyond. Having been improved by the current owners the property has the benefit of an insulated home office/cinema room, driveway parking and uPVC double glazed windows.



ENTRANCE

Composite front door to:

ENTRANCE HALLWAY

With staircase to the first floor with double cupboard under, wood effect tiled floor, radiator and useful utility cupboard with plumbing and space for washing machine and window to the front aspect,

LIVING/DINING ROOM

Radiator, coved ceiling, cupboard housing the Worcester oil fired central heating boiler, wood effect tiled floor and French doors and window to the rear garden.

KITCHEN

Fitted with a range of base cupboards and drawers with wooden work surfaces over, matching eye level cupboards with lighting under, integrated double oven with cupboards above and below, induction hob with concealed extractor hood over, built in wine rack, one and a half bowl white sink with mixer tap under a window to the front aspect, breakfast bar, radiator, space for tall fridge freezer, plumbing and space for slimline dishwasher and wood effect tiled floor.

FIRST FLOOR LANDING

Window to the side, hatch to loft with pull down ladder and airing cupboard with tank and slatted shelving.

BEDROOM 1

Radiator, built in wardrobe and window to the front with views towards countryside.

BEDROOM 2

Radiator, wood panelling to 1 wall and window to the rear aspect.

BEDROOM 3

Radiator and window to the rear aspect.

BATHROOM

White suite comprising panel bath with separate Triton electric shower and glazed screen, low level W.C., pedestal wash hand basin with mixer tap, fully tiled walls, tiled floor, heated towel rail and extractor fan.

OUTSIDE**FRONT**

Tarmac driveway providing off road parking with the remainder laid to gravel for ease of maintenance.

REAR

HOME OFFICE/CINEMA ROOM- being insulated with power and light and double doors and windows to the front decking. The remainder of the garden is laid to lawn with raised beds and an area laid to gravel. Bounded by panel fencing. Garden shed. Gate to the front.

AGENTS NOTE

Since the EPC was carried out the current vendors have installed a new Worcester oil fired boiler and oil tank , new uPVC double glazed doors and windows and replaced the gutters and fascias.

GENERAL NOTES**TENURE**

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

SERVICES

We are advised that there is mains electric, water and drainage. Oil central heating. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Standard 3 Mbps & Ultrafast 1800 Mbps.

Mobile Service: Likely

FLOOD RISK: Flooding from rivers: Very Low Risk. Flooding from the sea: Very Low Risk. Flooding from surface water and small watercourses: Very Low Risk.

COUNCIL TAX BANDING

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

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.

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.

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



Local Authority: Powys County Council

Council Tax Band: D

EPC Rating: D

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.

Directions:

On entering Crew Green, turn towards the school and take the first right into Maes Hafren where the property can be found on the left hand side.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:

1 Berriew Street, Welshpool, Powys, SY21 7SQ
welshpool@rogerparry.net

01938 554499



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 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.