







## Plot 18 Waterside Meadow, Crew Green, Shrewsbury, SY5 9GN

### Asking Price £300,000

Site sales centre open by appointment. Book now to view the available plots, see the choices of kitchens and flooring available and discuss any special requirements directly with the builders

Please note: Plot 18 is an off-plan sale so there isn't anything to view at present however, we can arrange site visits by appointment to see the plot position, flooring and kitchen choices.

A spacious bungalow which can accommodate both growing families and those who require assisted living. The Oak is one of our most versatile properties, packing so much living space onto the ground floor. Completion due July 2025.

Waterside Meadow is situated in the rural village of Crew Green just 11 miles from the centre of Shrewsbury and convenient for both Welshpool and Oswestry. The surrounding countryside is prime farmland and perfect for walking or cycling from the door with the Severn Way and Offa's Dyke long distance footpaths nearby and Sustrans Cycle Route 81 passing through the development. Brynhafren County Primary School is in the village and school transport is available for older children travelling to Welshpool High School. There is excellent shopping in the three surrounding towns and local services are available in Llandrinio, where there is a convenience store and filling station and Four Crosses where there is a medical centre.

Warranty: 10-year Build Zone new build warranty.

Please note the photos show a completed property of the same type on another development.



The lounge is the centrepiece of the Oak, an open, spacious area which is perfect for sitting back, relaxing, and taking in the ambience of your rear garden, which you'll be able to see and have access to via the double patio doors. So, if the weather outside is just too nice to miss, you can open your doors and let in the gentle breeze. Open spaces are a key feature of the Oak, with the well-sized kitchen giving ample space for keen cooks.

Bedroom 1 offers complete ease of access, including an ensuite shower room with a toilet and shower. Bedroom 1 also comes with fitted wardrobes, with additional wardrobe space included in bedroom 2. A family bathroom room completes the home.

Off-plan buyers will have the privilege of customising their home to their liking, being given the power to personalise their carpets, worktops, kitchens and flooring if they wish.

Please note the photos show a completed property of the same type on another development.

### **Key Features**

Low maintenance exterior  
Heating by air source heat pump with triple core radiators  
Solar PV panels  
Traditionally built with high performance insulation to floors, walls windows and left  
Lounge with patio doors  
Fitted kitchen / dining room with built in oven, hob, fridge / freezer and dishwasher  
Bedroom 1 with en-suite shower room and fitted wardrobe  
Bedroom 2 with fitted wardrobe  
Main bathroom with shower over bath  
Price included floor coverings  
Enclosed rear garden with paved path and patio  
Electric car charging point  
Level access from driveway to front door and throughout interior  
Double garage and block paved driveway for 3 vehicles

### **Utilities, Rights And Restrictions**

Electric - Mains connected  
Water - Mains  
Heating - Electric with air source heat pump  
Broadband - High speed fibre to property  
Sewerage - Mains adopted  
Flooded in last five years - No  
Flood defenses - N/A  
Source of flood - N/A  
Private rights of way - Private drive  
Public rights of way - No  
Listed property - No  
Restrictions - Caravans, motorhomes of large commercial vehicles must not be parked on the property frontage, private drive of council adopted estate roads.

### **Additional Information**

A sale can be agreed subject to payment of a £1,000 Reservation Fee, this holds the property until conditional contracts can be exchanged, usually 8 - 10 weeks after reservation. The deposit payable on exchange is negotiable, usually between 2.5% - 10% and the balance of the purchase money is paid on completion. If you decided not to proceed after paying the reservation fee a proportion would be refunded, the amount depends on how far the sale has progressed.

Note: There will be a management company setup for the open space provision. The developers estimate this will be £500 per annum to allow for all the maintenance costs, insurance, a reserve fund and a management fee.

Predicted EPC: B

Floor area - 90 sq.m. excluding garage.

Anticipated council tax band - Estimated band E

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

Primesave - Oak detached bungalow - Double garage to right

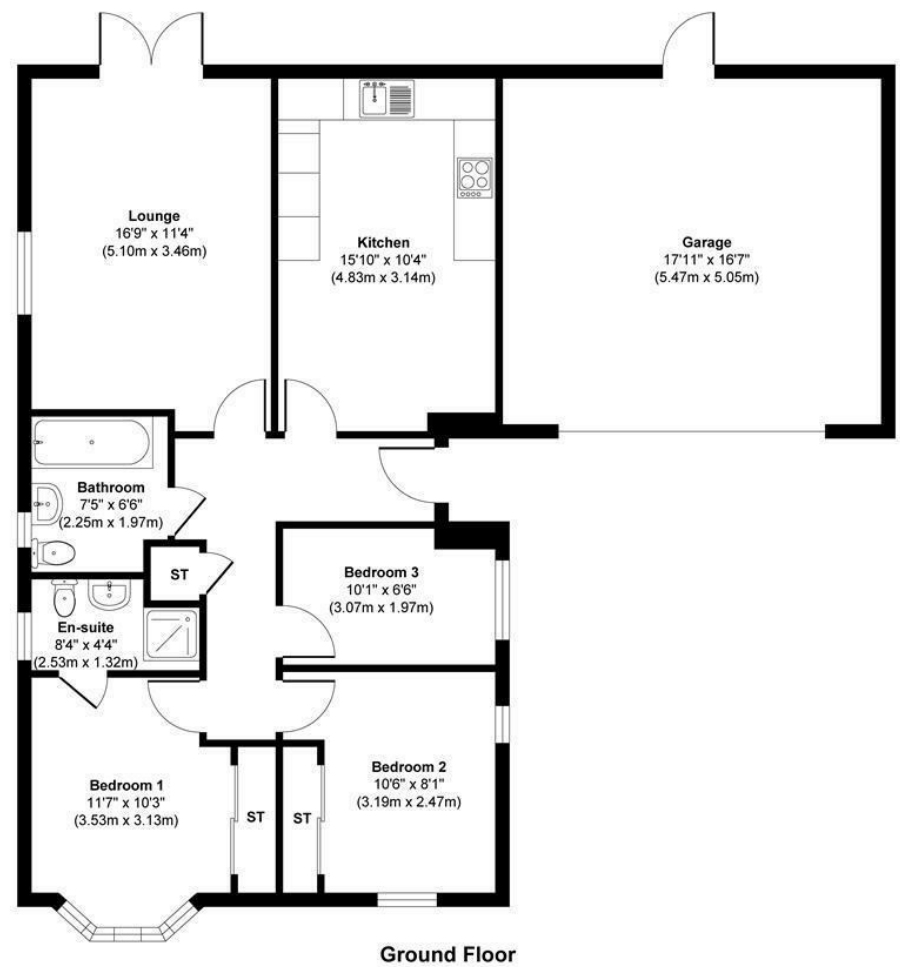


Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

## General Services:

### Local Authority:

**Council Tax Band:** New Build

### 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.

### Directions:

what3words - count.awaited.skillet

## 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.