

FOR SALE

Willerby Clearwater, Plot 28 Seven Oaks Holiday Home Park, Crew Green,
Shrewsbury, SY5 9BU



FOR SALE

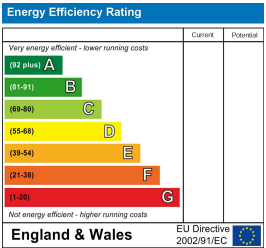
Price £159,995

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Crew Green, Shrewsbury, SY5 9BU

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A most impressive and attractively appointed lodge, offering a fantastic open plan living environment with driveway parking and a feature decked sun terrace, located on this popular 5 star rated holiday park.



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MILEAGES: Shrewsbury 10.2 miles and Welshpool 12 miles. All mileages are approximate.



1 Reception Room/s



2 Bedroom/s



2 Bath/Shower Room/s



- Beautifully appointed
- Spacious accommodation
- Decked sun terrace
- Private parking area
- Stunning views
- 5 Star rated holiday park

DIRECTIONS
Take the A458 Welshpool Road heading west. Having past through the village of Ford, take the right turn along the B4393 road heading towards Alberbury. Follow this road through Alberbury and continue through Coedway and after a short distance, Seven Oaks Holiday Park will be found on the right hand side.

SITUATION
Covering approximately 40 acres, Seven Oaks is an immaculately maintained and thoughtfully designed 5-star rated holiday park, positioned in a beautiful rural location offering panoramic views over the surrounding hills, the free flowing River Severn and out towards the Welsh mountains. The location of the park enables all residents to enjoy everything that Shropshire and the Welsh Marshes has to offer, whilst also being conveniently positioned for those wishing to travel to the coast. Seven Oaks Holiday Park has a number of features including: Crown Green Bowling, Pitch & Putt, Fishing (river and lakes), Gymnasium, Launderette, Dog Exercise Paddock, Book/Video Library, Piped gas and water and free Wifi.

DESCRIPTION
The Willerby Clearwater is a highly desirable and incredibly impressive lodge. The accommodation affords a striking open plan living dining kitchen area, with the kitchen containing a number of integrated appliances and the living/dining having double sliding doors out onto the decked sun terrace. Accessed off and inner hall, are two bedrooms, both with feature walk-in wardrobes and the principal providing an en-suite shower room, whilst the separate bathroom serves bedroom two. Outside, there is a tarmacadam parking area. The gardens provide some well stocked and easily maintained shrubbery beds, together with a flagged patio seating area and generous decked sun terrace, which sits adjacent to the living and dining areas.

ACCOMMODATION
A glazed entrance door leads into:-

FEATURE OPEN PLAN LIVING DINING KITCHEN

KITCHEN AREA
Providing and attractive range of eye and base level units, comprising cupboards and drawers with generous worksurface area over. Stainless steel sink unit and drainer with mixer tap, integral Belling electric oven and grill with Hotpoint integrated microwave oven over. Four ring CDA gas hob unit, with filter hood over, integrated Indesit dishwasher, integral fridge, integral freezer, ceiling downlighters.

LIVING DINING AREA
With triple aspect windows with attractive outlook and sliding patio doors onto a raised decked sun terrace. Built in boiler cupboard housing a wall mounted Vaillant gas fired central heating boiler.

INNER HALLWAY
With ceiling downlighters.

BEDROOM ONE
With feature walk-in wardrobe with extensive hanging rail and shelving and drawer units.

ENSUITE SHOWER ROOM
Providing a white suite comprising low level WC, wash hand basin set on vanity unit with storage cupboards under, corner shower cubicle with mains fed shower, aqua boarding and sliding splash screen, heated towel rail.

BEDROOM TWO
With walk-in wardrobe.

BATHROOM
Providing a white suite comprising low level QDC, wash hand basin set on vanity unit with storage cupboards under, panelled bath with feeder shower attachment, aqua boarding and splash screen, wall mounted heated towel rail.

OUTSIDE
The property offers a tarmacadam parking area. Pedestrian access is then gained via a decked footpath, leading to the entrance door and sun terrace to the front.

THE GARDENS
The property affords some well stocked and easily maintained borders (maintained by the gardening team) with flagged patio positioned to the side and rear. In addition there is a raised balcony terrace which sits adjacent to the living room and offers an excellent outdoor entertaining and socialising space. It should be noted, from the terrace there are views over rooftops towards open countryside, fields and towards the river.

GENERAL REMARKS

AGENTS NOTE
Prospective purchasers should note that the park is closed annually between 6th January until the 6th March.

ANTI-MONEY LAUNDERING (AML) CHECKS
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS

TENURE
Leasehold. The lease is for 25 years from the date of purchase and the service charge is £4616 per annum.

SERVICES
Mains water, electricity, gas and drainage are understood to be connected. Combi boiler. None of these services have been tested.

VIEWINGS
By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.