

FOR SALE

The Maltings, Crew Green, Shrewsbury, Powys, SY5 9AT

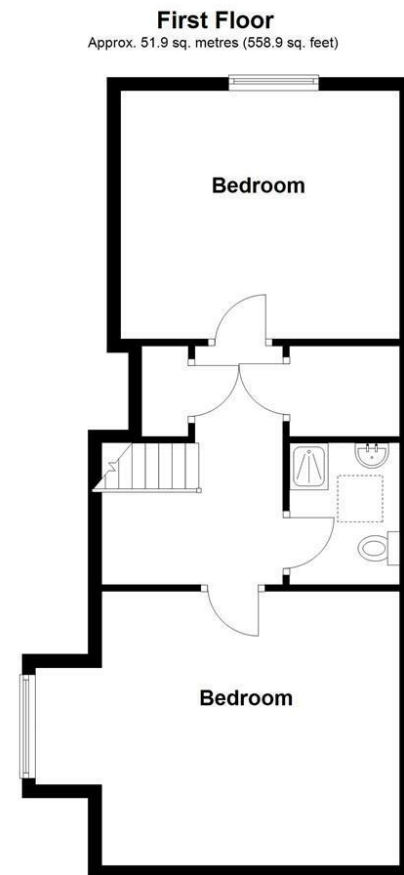
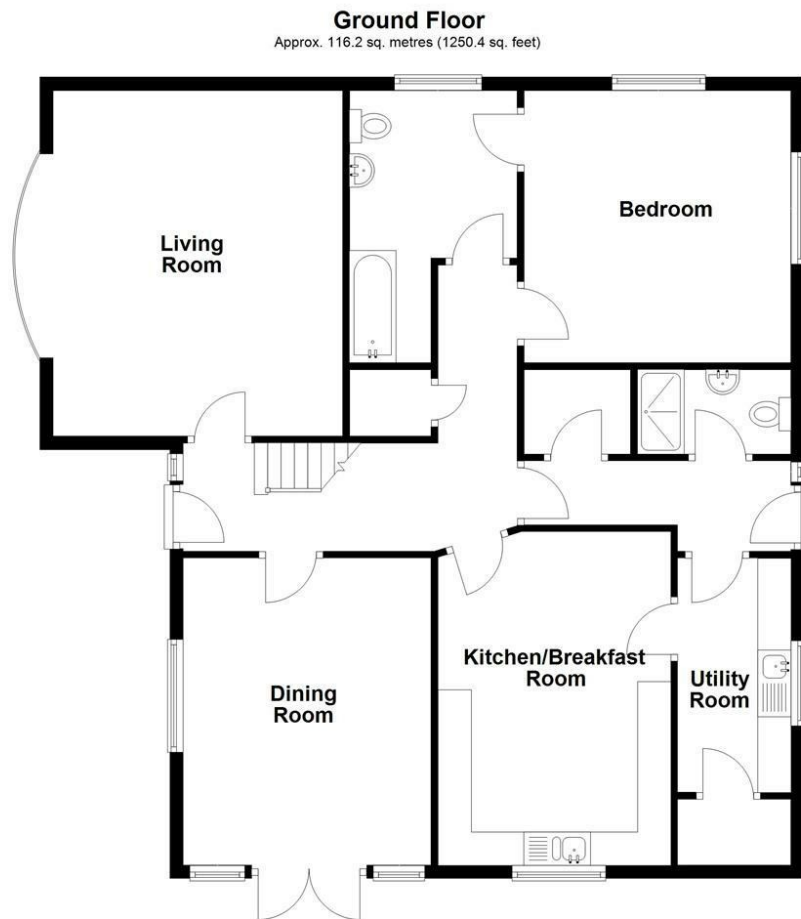


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£380,000

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This individually designed and built dormer bungalow sits in a generous plot and has generously proportioned rooms. The accommodation comprises entrance hall, lounge with open fire, kitchen/breakfast room with double doors to dining room, utility, pantry, rear hallway, shower room, master bedroom with jack and jill bathroom, landing, two double bedrooms and shower room. The property has a generous parking and turning area, single garage, vegetable plot and oil fired central heating. No onward chain.

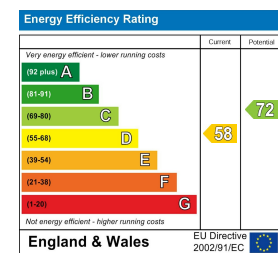


Total area: approx. 168.1 sq. metres (1809.3 sq. feet)
Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

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



01938 555 552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsgb.com



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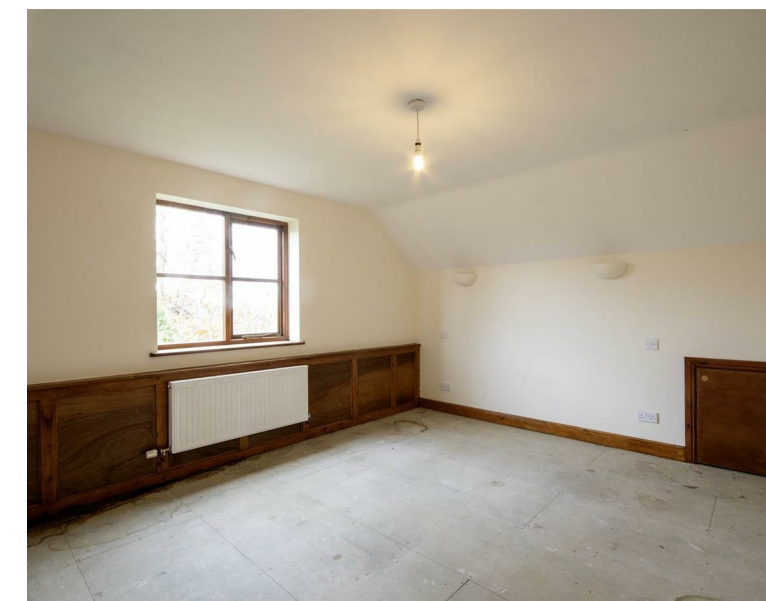
2 Reception Room/s



3 Bedroom/s



3 Bath/Shower Room/s



- Three Bedroomed Dorma Bungalow
- Set on a Generous Sized Plot
- Lounge with an Open Fire
- Single Garage
- Easy Commute to Shrewsbury
- No Onward Chain

Frosted Glazed Entrance Door

Leading into

Entrance Hall

With stairs off, central heating radiator, smoke alarm, large walk in cloaks cupboard.

Living Room

16'8 x 14'2

Open fire with quarry tiled hearth and brick surround, television point, two wall light points, two central heating radiators, two double glazed windows to the side elevations, double glazed bay window to the front elevation.

Kitchen

16'6 x 10'7

Fitted with a range of oak fronted wall and base units with laminate work surfaces, one and a half bowl stainless steel sink drainer unit with mixer tap, space for range cooker, space for fridge, plumbing and space for dishwasher. Double glazed window to the side elevation, tiled floor, central heating radiator, tiled splashbacks, door to utility room, glazed double doors opening into

Dining Room

11'8 x 14'3

Double glazed french doors with side windows leading out to the side of the property, double glazed window to the front elevation, central heating radiator, television point.

Bedroom Ground Floor

13'6 x 13'4

Double glazed windows to both the side and rear elevations, central heating radiator, two wall light points, television point, door to Jack and Jill bathroom.

Bathroom

Bath, pedestal wash hand basin, low level W.C., part tiled walls, frosted double glazed window to the side elevation, central heating radiator, extractor fan.

Utility

11'5 x 5'2

Accessed from Rear Hallway or Kitchen, fitted with a range of base units with laminate work surfaces, stainless steel sink drainer unit, mixer tap, double glazed window to the rear elevation, tiled floor, central heating radiator, oil fired Worcester boiler and timer controls, plumbing and space for washing machine. Walk in pantry cupboard off.

Rear Hallway

With tiled floor, central heating radiator, frosted glazed rear access door with side window, walk in cloaks cupboard.

Shower Room

With walk in shower, central heating, pedestal wash hand basin, low level W.C., frosted double glazed window to the rear elevation, extractor fan, shaver light, tiled floor.

Galleried Landing

Double glazed roof light with eaves access, central heating radiator, loft access, large walk in storage cupboard, walk in airing cupboard with shelving.

Bedroom Two

14'8 x 14'1

Double glazed windows to both front and side elevations, two wall light points, central heating radiator, television point.

Bedroom Three

14'3 x 13'5

Double glazed window to the side elevation, central heating radiator, two wall light points, television point, eaves access, wood panelling to lower half of one wall.

Shower Room

Electric shower, pedestal wash hand basin, low level W.C., central heating radiator, double glazed roof light, part tiled walls, extractor fan, wood laminate flooring.

Externally

To the front the property is approached along a private driveway, five bar gate leading to the gravelled driveway providing ample parking and turning area. Entrance canopy with courtesy light, lawned area with stocked borders, wrap around blocked paved seat area.

To the rear there is a shed, oil tank, vegetable plot, lawned area and blocked paved patio.

Garage

18'0 x 11'9

Up and over door, power and light, pedestrian side access door and window.

Services

Mains electricity, water and oil central heating are connected at the property. None of these services have been tested by Halls.

Local Authority/Tax BandPowys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
The property is in band 'G'**Viewings**

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD. Tel No: 01938 555552. Email: welshpool@halls.gb.com

Directions

Postcode for the property is SY5 9AT

What3Words Reference is outnumber.drags.caveman

Money Laundering

We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 which came into force 26th June 2017). Appropriate examples: Passport and/or photographic driving licence and a recent utility bill.

WebsitesPlease note all of our properties can be viewed on the following websites:
www.halls.gb.com
www.rightmove.co.uk
www.onthemarket.com