



Roger  
Parry  
& Partners

4 Hafren View, Crew Green, Shrewsbury,  
Shropshire, SY5 9GR





**4 Hafren View, Crew Green, Shrewsbury, Shropshire, SY5 9GR**  
**Offers In The Region Of £385,000**

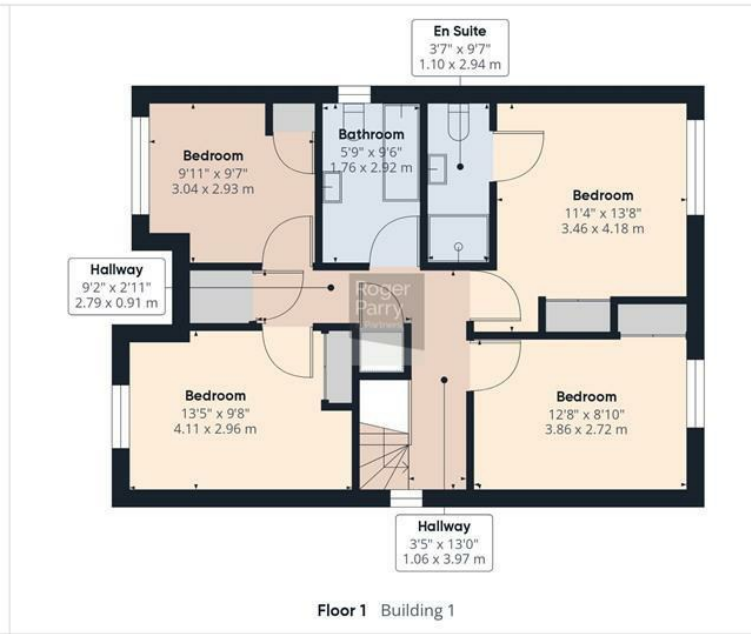

An opportunity to purchase a recently constructed, deceptively spacious four double bedroom detached house. The accommodation comprises of; Reception Hall, Cloakroom, Kitchen Living Diner with integrated appliances, Lounge, Family Room, Utility, Principal Bedroom with Luxury En Suite Shower Room, Three Further Bedrooms and Modern Bathroom. Externally the property benefits from enclosed landscaped garden backing onto open fields, detached double garage and ample driveway parking. The property benefits from Oil Central Heating, Solar Panels and UPVC Double Glazing. Internally viewing recommended.







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

**Approximate total area<sup>(1)</sup>**

1692.41 ft <sup>2</sup>
157.23 m <sup>2</sup>

(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 are based on RICS IPMS 3C standard.

**GIRAFFE360**

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 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.

### **Reception Hall**

With radiator, understairs storage cupboard, doors to reception rooms, cloakroom and kitchen diner.

### **Cloakroom**

With with low flush wc and wash hand basin, window to side and radiator.

### **Living Room**

With walk in bay window to front, radiator.

### **Family Room**

A versatile room, currently used as home office and hobby room. With window to front and radiator.

### **Kitchen Living Diner**

Fitted with range of modern gloss fronted units comprising: one and 1/2 stainless steel unit set into laminate worksurface extending to three sections, with range of cupboards and drawers under, built in eye level double oven and induction hob with extractor hood over, tiled splash backs to walls, range of eye level cupboards to two wall, integrated dishwasher with matching fascia unit, vinyl floor covering, radiator, range of recessed spot lights, window and French doors overlooking private rear gardens and open views beyond. Ample space for dining table. Door to

### **Utility**

Fitted with range of modern gloss fronted units comprising: single stainless steel unit set into laminate worksurface, with range of cupboards under, tiled splash backs to walls, integrated fridge freezer with matching fascia unit, vinyl

floor covering, radiator, housing oil central heating boiler, door to private rear garden and garage.

Stairs rise from Reception Hall to First Floor Landing with window to side, access to loft space, airing cupboard and further storage cupboard.

### **Principal Bedroom**

With build in wardrobe with sliding mirror doors, radiator and window to rear with a lovely open outlook to fields.

### **En Suite Shower Room**

With white suite comprising shower unit with shower and sliding glass door, wash hand basin set into vanity unit and low flush WC. Complementary tiled surrounds, extractor fan and heated towel rail.

### **Bedroom**

With build in wardrobe with sliding mirror doors, radiator and window to rear with a lovely open outlook to fields.

### **Bedroom**

With build in wardrobe with sliding mirror doors, radiator and window to front.

### **Bedroom**

With build in wardrobe, radiator and window to front.

### **Bathroom**

With suite comprising modern back to wall bath with freestanding mixer tap with shower attachment, wash hand basin set into vanity unit and low flush WC. Complementary tiled surrounds, window to side, extractor fan and heated towel rail.

### **Outside**

The property is accessed via large blocked paved driveway with parking for at least 4 cars and leading to a detached double garage with up and over doors, electric, lighting and side service door. The gardens which are mainly situated to the rear comprise of good-sized patio with summer house, lawned area with mature beds, borders and pond, there is delightful open views beyond. Gated side access from the front leads to the rear garden.

### **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. We understand the Broadband Download Speed is: Basic 13 Mbps & Superfast 1000 Mbps. Mobile Service: Limited. 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 F. We would recommend this is confirmed during pre-contact enquiries.

### 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.





**Local Authority:** Powys

**Council Tax Band:** F

**EPC Rating:** B

**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.

## 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 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.