



7 Bryn Hafren, Crew Green, Shrewsbury, Shropshire, SY5 9BJ

£179,950

This spacious 2 bedroom end house enjoys an enviable spot with glorious uninterrupted views across countryside to the Welsh hills. Offered with no chain, the well presented accommodation provides: Entrance Hall, large Living Room, Dining Room, spacious Kitchen, 2 spacious double Bedrooms, Bathroom. OCH, DG, large garden.

Viewing is recommended to appreciate this impressive property.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Pitched Roof Entrance Storm Porch

Quarry tile flooring, glazed wooden entrance door.

Entrance Hall 11' 3" x 6' 4" (3.43m x 1.93m)

Double glazed side window, radiator, under stairs cupboard housing oil fired central heating boiler, staircase leads to First Floor Landing.

Living Room 20' 0" x 12' 5" max 9' 5" min (6.09m x 3.78m/2.87m)

Fuel effect electric fire (there is an open fireplace behind this), 2 radiators, double glazed windows to the front and rear with magnificent views over open countryside towards Llanymynech.

Dining Room 9' 2" x 8' 4" (2.79m x 2.54m)

Radiator, double glazed French doors open onto the garden and enjoy outstanding views to the rear.

Kitchen 15' 1" x 7' 0" (4.59m x 2.13m)

Range of white fronted units with laminated work tops and white enamel sink unit inset, ample space for appliances, double glazed windows with uninterrupted views over the countryside to the rear, glazed door leads to the rear garden.

First Floor Landing

Double glazed window to the side, access to loft.

Bedroom 1 16' 0" x 9' 11" (4.87m x 3.02m)

Radiator, double glazed window to the front, range of fitted wardrobes mirror fronted sliding doors, built in shelved storage cupboard.

Bedroom 2 10' 1" x 9' 9" (3.07m x 2.97m)

Radiator, double glazed window with spectacular views towards the Welsh hills, open wardrobe, built in airing cupboard.

Bathroom

Fitted with white 3 piece suite including bath with electric shower unit over, wash basin and WC, fully tiled walls, radiator, extractor, double glazed rear window.

Outside - Front

Steps lead onto residents' footpath, wrought iron gates leading onto a wide pathway to Porch and entrance door. The garden to the front is laid to lawn, side access to the rear.

Rear Garden

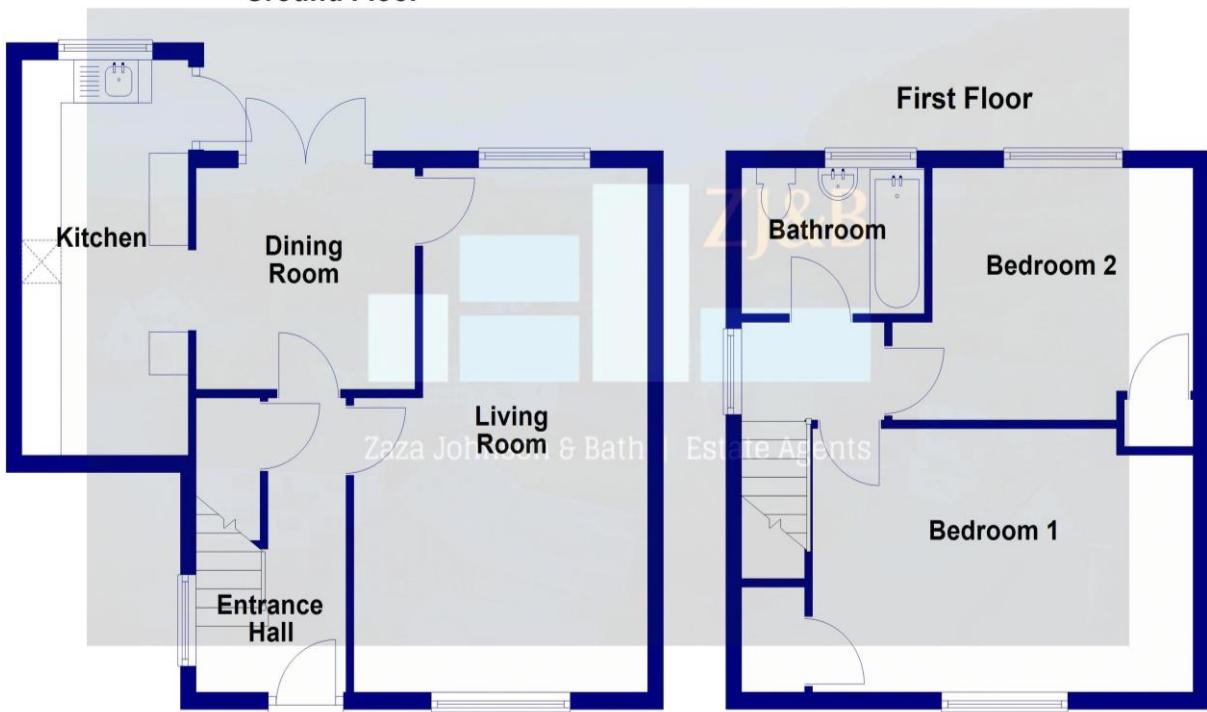
Attractive rear garden enjoying fine, elevated views, approached onto an extensive paved patio, steps lead onto a terraced lawn with gravel pathways around, shrub beds, timber shed, external lighting and tap. The garden is enclosed by a combination of fencing and hedging.

Council Tax Band C

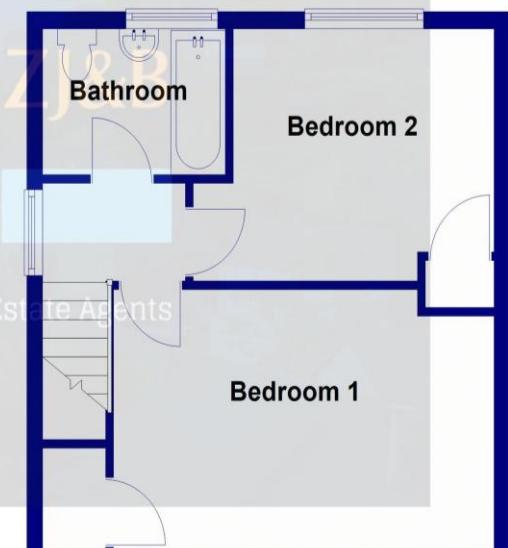
Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**

Ground Floor



First Floor



7 Bryn Hafren, Crew Green

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

7 Bryn Hafren Crew Green SHREWSBURY SY1 9BU	Energy rating D	Valid until: 29 October 2035
Property type	End-terrace house	
Total floor area	88 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

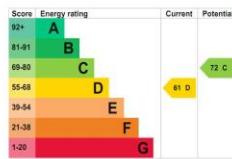
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60





FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice.

To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on
01743 248351

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage