

Rowan House, Crew Green, Shrewsbury, Shropshire, SY5
9AT

www.hbshrop.co.uk



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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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This is an attractive, well maintained, four bedroom detached executive style home which can only be fully appreciated by an internal inspection. The village of Crewe Green is located approximately 9 miles west of Shrewsbury and is well placed to access to Welshpool, Oswestry and also the local bypass linking up to the M54 motorway network and the Midlands beyond.

The accommodation briefly comprises: impressive reception hall with feature dual access staircase, cloakroom, spacious lounge with log burner, separate dining room, good size L shaped family kitchen/breakfast room, utility room, galleried first floor landing, master bedroom with en-suite shower room, three further bedrooms, family bathroom, extensive brick paved driveway, brick built detached garage, front and enclosed rear gardens, integrated sound system with speakers in kitchen, dining room, lounge, upper landing, main bedroom, en-suite and the bathroom.

Accommodation

Impressive reception hall with feature dual access staircase, cloakroom, spacious lounge with log burner, separate dining room, good size L shaped family kitchen/breakfast room, utility room, gallery first floor landing, master bedroom with en-suite shower room, three further bedrooms, family bathroom, extensive brick paved driveway, brick built detached garage, front and enclosed rear gardens, integrated sound system with speakers in kitchen, dining room, lounge, upper landing, main bedroom, en-suite and the bathroom. upvc double glazing, oil fired central heating. Viewing is recommended

Storm porch with entrance door giving access to:

Impressive reception hallway

Having under-stairs storage cupboard, upvc double glazed window, radiator, telephone point, coving to ceiling.

Door from reception hallway gives access to:

Cloakroom

Having low flush WC, wash hand basin with store cupboard, wall mounted heated chrome style towel, tiled effect flooring, wood effect upvc double glazed to front, extractor fan to ceiling.

From reception hallway door gives access to:

Bay fronted lounge

25'9 max into bay x 14'8 max reducing down to 12'1
Having decorative log burner set to inglenook and exposed brick hearth and inset timber mantle, walk-in bay with range of wood effect upvc double glazed windows to front, wood effect upvc double glazed French doors to side giving access to rear gardens, two radiators, coving to ceiling, TV aerial point .

Part glazed double doors from lounge giving access to:

Dining room

16'1 x 12'5
Having wood effect upvc double glazed French doors giving to the rear gardens, wood effect upvc double glazed windows overlooking the rear gardens, radiator, coving to ceiling, two wall light points.

Doors from reception hallway give access to:

L shaped kitchen/breakfast room

22'1 x 17'9
Having a range of wooden style eye level and base units with built-in cupboards and drawers, integrated dishwasher, free standing Range Master cooker with canopy above, fitted Corian worktops with 1 1/2 sink drainer unit and mixer tap over, tiled effect flooring, tiled splash surrounds, five wood effect sealed unit double glazed windows, coving to ceiling, radiator, space for upright fridge/freezer.

Door giving access to:

Utility room

11'7 x 4'9
Having wooden style eye level and base units, space for appliances, fitted Corian worktops with inset sink drainer unit with mixer tap over, floor mounted oil fired central heating boiler, tiled effect flooring, wood effect upvc double glazed door and window overlooking rear gardens.

From reception hallway stairs lead to a centralized half landing which in turn leads to:

Impressive gallery first floor landing

Having two wood effect upvc double glazed windows to front, recessed spotlights to ceiling, cupboard housing pressurised hot water cylinder unit, linen store cupboard, radiator.

From first floor landing doors give access to: All bedrooms and family bathroom.

Master bedroom

14'6 x 14'0
Having wood effect upvc double glazed window to front, radiator. two built-in double wardrobes, TV aerial point.

Door to:

En-suite shower room

Having tiled corner shower cubicle with shower over, wash hand basin with storage cupboards below, part tiled to walls, tiled floor, wood effect upvc double glazed window to rear, heated chrome style towel rail, extractor fan, recessed spotlight to ceiling.

Bedroom two

12'2 x 11'10
Having wood effect upvc double glazed window with pleasing aspect tov local farmland and beyond, radiator, TV aerial point.

Bedroom three

9'10 x 9'10
Having wood effect upvc double glazed windows with pleasing aspect to local farmland and beyond, radiator, TV aerial point.

Bedroom four

10'11 x 9'0
Having wood effect upvc double glazed window to front, radiator, TV aerial point.

Family bathroom

Having a jacuzzi style corner panelled bath, pedestal wash hand basin with mixer tap over, low flush WC, part tiled to walls, tiled effect flooring, heated chrome style towel rail, wood effect upvc double glazed window to rear, recessed spotlights, extractor fan to ceiling and shaver point.

Outside

The property is approached over a brick paved driveway (The vendors have informed us that this is jointly owned by the neighboring property). Access is then given to a large bricked paved driveway with ample parking for a number of vehicles.

From driveway access then leads to:

Detached double garage

19'1 x 17'8
Having two electrically operated up and over doors, wood effect upvc double glazed window and door, power and lighting.

The front and side garden is mainly laid to lawn with paved pathway giving access to the front door and to the side of the property.

Rear gardens

The rear gardens comprise: paved patio area, lawned garden with shrubs, plants and flowers, paved sun terrace, greenhouse. The gardens are enclosed by hedging.

Services

Mains water, electricity, drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND G

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage Services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Disclaimer

Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

FLOORPLANS

