



Roger
Parry
& Partners

Plot 17, Waterside Meadow, Crew Green, Nr Shrewsbury



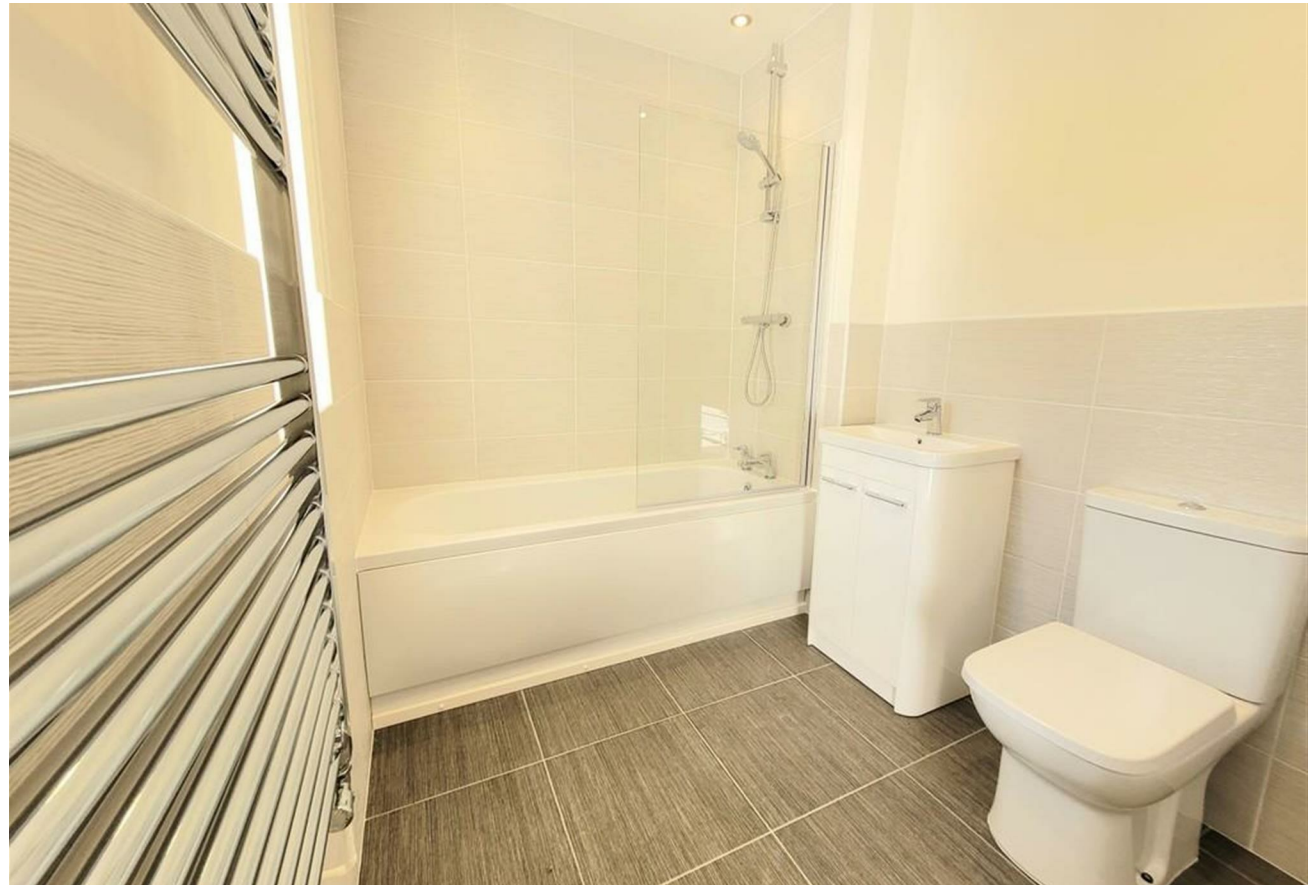
Plot 17 Waterside Meadow, Crew Green, Shrewsbury, SY5 9GN
Guide Price £385,000

Site sales centre open by appointment. Book now to view the available plots, see the choices of kitchens and flooring available and discuss any special requirements directly with the builders

Rowan style is a 3-bedroom detached bungalow with double garage. Accommodation: Hall, lounge, dining room, kitchen, utility room, bedroom 1 with en-suite, 2 further bedrooms, main bathroom, double detached garage. Completion due summer 2025.

Waterside Meadow is 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.

Warranty: 10-year Build Zone new build warranty.



Plot 17 Rowan - 3 bedroom detached bungalow
Estimated completion - Summer 2025

Reservation fee: £1,000

Key features

Fitted kitchen with built-in oven, hob, hood, dishwasher, microwave and fridge / freezer

Utility room with appliance spaces

Separate lounge & dining room

Bathroom with shower over bath

En-suite bathroom room off bedroom 1 with shower

Built-in wardrobes in all bedrooms

Central heating with air source electric heat pump and triple core radiators

Traditionally built with high performance floor, loft and wall insulation to the latest Part L & O Building Regulations

Disabled access and low maintenance exterior

Solar PV roof panels

EV charging point

Double garage and driveway parking for 3 cars

Predicted EPC rating: Band B

Note: There will be a management company setup for the open space provision. The developers estimate this will be £500 per annum to allow for all the maintenance costs, insurance, a reserve fund and a management fee.

Central Heating: Air Source Heating.

EV charging: 7KW untethered point as standard (No alternative options are available).

Flooring: Carpets, vinyl flooring and bathroom / en-suite tiled floors included.

Kitchen: Choice of units and quartz worktops subject to build stage.

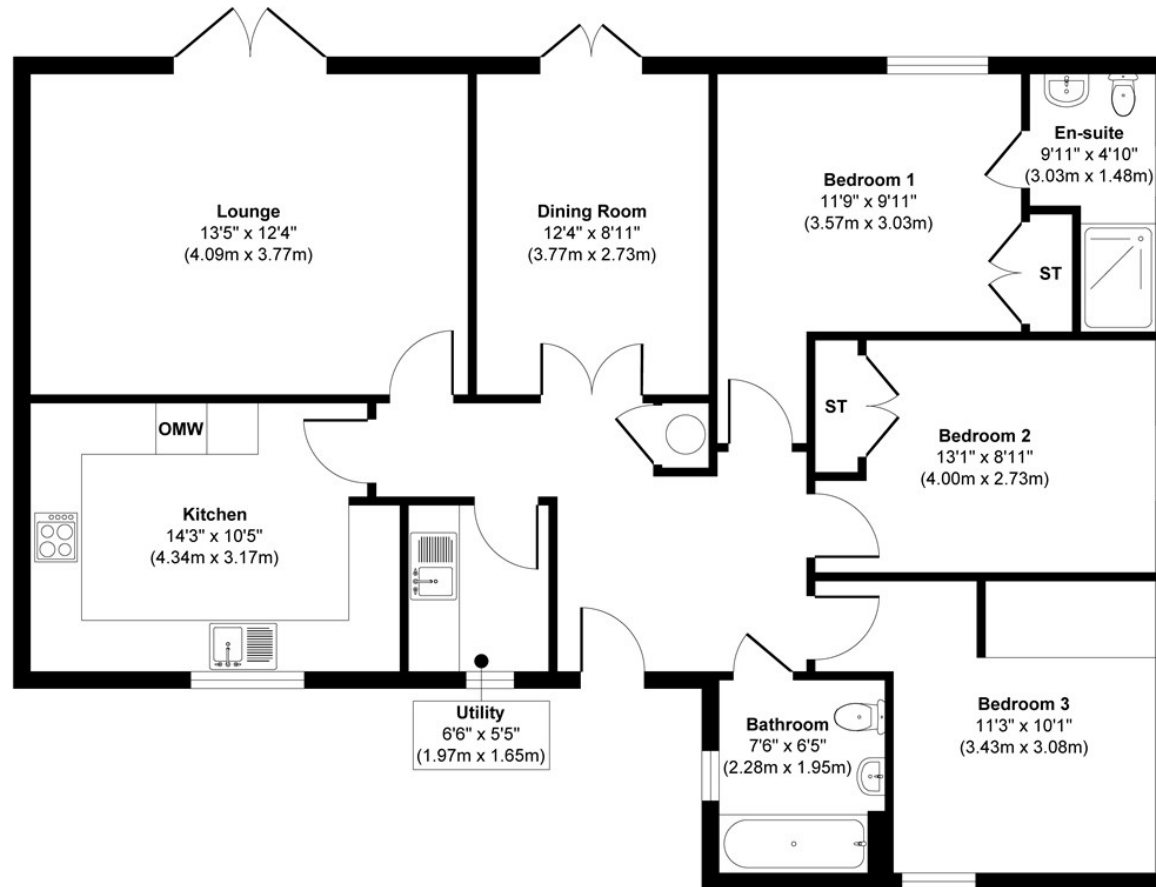
Garage door: double width, electrically operated.

Broadband: Fibre to house.

Reservation terms: Reservations can be agreed with buyers able to proceed to exchange on contracts within 4 - 6 weeks from receipt of the full legal sales pack, this includes all the information need by your solicitor to give you the appropriate advice.

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

Primesave - Rowan detached bungalow - Kitchen to left



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Local Authority: Powys
Council Tax Band:
EPC Rating: Predicted Band 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.

Directions:

what3words - count.awaited.skillet

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:
1 Berriew Street, Welshpool, Powys, SY21 7SQ
welshpool@rogerparry.net

01938 554499



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.