





Brand New Development. Due to be completed Summer 2025. 3 bedroom detached house available on new development site in Crew Green. 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. Reservation fee: £1,000. Registered with Help to Buy Wales.

Larch style 3-bedroom detached house with single garage. Accommodation: Open plan living / dining room / kitchen, utility room, cloakroom, bedroom 1 with en-suite, 2 further bedroom, main bathroom, single attached garage.

Completions: Estimated - 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 BuildZone new build warranty.

EPC: Not assessed but estimated B

Council Tax: Not assessed but estimated band E

Central Heating: Air Source heat pump with pre plumbed hot water tank and triple core radiators (Alternative heating systems are not available)

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

Flooring: Carpets and vinyl flooring included.

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.

Reservation fee: £1,000

Registered with Help to Buy Wales.

NOTICE: This information has been prepared from the plans supplied. The room measurements shown on the floor plan are calculated from the plans and may be subject to change during the property construction. Primesave Properties Limited reserve the right to amend plans and specification at their discretion and without prior notice. Completion dates, where given, are subject to operational effects and are therefore intended as a guide only, delays can occur outside the control of the developer's and they will not be held liable for any inconvenience or cost this may incur. The image shows an artist's impression of the house type, the actual elevation appearance on this plot may vary.

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.

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

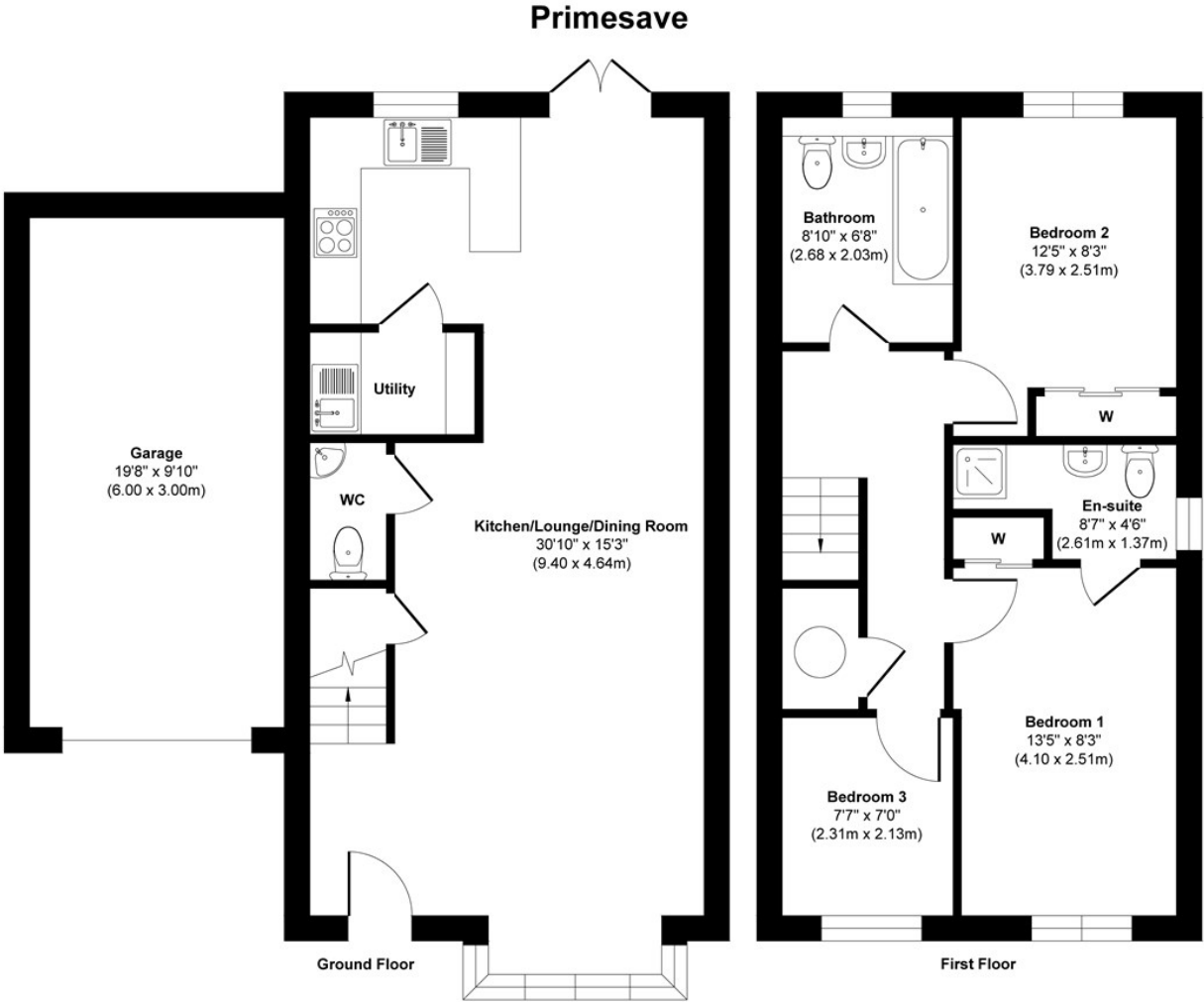


Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

General Services:

Local Authority: Powys County Council

Council Tax Band: E

EPC Rating:

Tenure:

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.