Roger Parry & Partners

Montgomery House 6 Severn View, Crew Green, Shrewsbury, SY5 9FF

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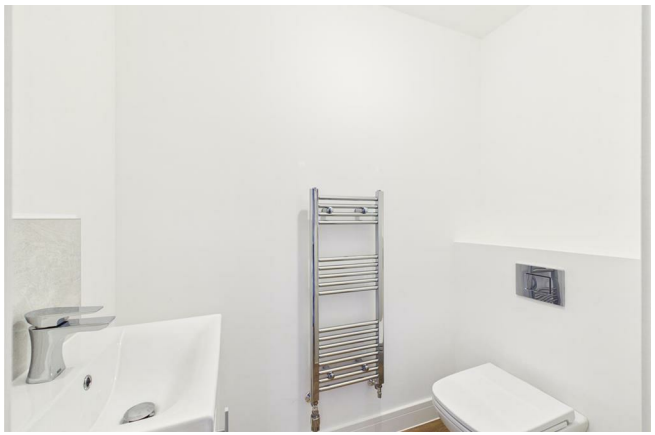
Offers In The Region Of £585,000

FINAL PLOT REMAINING - A recently constructed high-specification four-bedroom home boasting ample living space and is situated on a small select development in the popular village of Crew Green. The property benefits from impressive countryside views, is located 12 miles from the historic market town of Shrewsbury and has good access to the A5/ M54.

The accommodation briefly comprises of Reception hallway, Dual aspect living room, Open plan kitchen dining room with integrated appliances, Utility room, Cloakroom, Family room, Principal bedroom & Guest bedroom with luxury en-suite’s and two further bedrooms and a family shower room. The property comes with ample off-road parking and a detached double garage. The rear garden has been landscaped to include a large patio area, a lawn space, and delightful open view. There is UPVC double glazing throughout and the property benefits from air source underfloor heating throughout the property and solar panels.



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

Ground floor

Floor 1

Approximate total area(1)

1728 ft²

160.4 m²

Reduced headroom

4 ft²

0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Final plot remaining on the small development of six, luxury four bedroom detached houses with double garage in Crew Green.

The houses are finished to a very high standard with accommodation briefly comprising: porch, hall, utility room, sitting room, living room, kitchen/dining room, upstairs there is a principal bedroom with en-suite shower room, guest bedroom with en-suite shower room and two further good sized bedrooms with family bathroom.

Externally the property has a double garages and good off road parking along with large gardens to the rear overlooking fields and countryside beyond. The property enjoys lovely open outlooks over fields and beyond.

The property has the benefit of solar panels, uPVC double glazing and brushed chrome fixtures throughout, Luxury kitchen comes with an extensive range of built in appliances. Floor coverings are included for the kitchen, utility and bathroom, other floor coverings will be the responsibility of the purchaser.

The properties will also benefit from a 10 year ICW warranty.

Location
Crew Green is a pretty village situated on the border of Shropshire and Powys. It is conveniently located for quick access back into Shrewsbury town centre, which is only approximately 15 minutes' drive. The towns of Oswestry and Welshpool are also only a short drive away.

The site enjoys outstanding rural countryside views to the rear and The Breiddens and Rodney's Pillar to the fore. The area is also well known for the many rural walks and outdoor pursuits.

Reception Hall
With under floor heating with digital thermostat and deep understairs cupboard.

Lounge
A stunning room with feature log burner set on a tiled hearth and Oak beam mantle. Dual aspect with window to front and sliding patio doors to rear providing a wonderful open view of the garden and fields beyond. Under floor heating and double doors opening to Kitchen Diner.

Kitchen Diner
A contemporary space with ample natural light. Bifold doors and full length window again providing wonderful open views of the garden and fields beyond. Under floor heating. The kitchen is fitted with shaker style base units with worktop over, built in fridge freezer, eye level oven and combination oven, induction hob with extractor hood over. Matching range of eye level units. Feature central island with ample space for seating and providing further storage, integrated dishwasher, drinks/ wine cooler and inset sink unit with mixer splash tap. Inset ceiling lights.

Utility Room
Fitted with shaker style base units with inset sink and mixer tap and worksurface over. Space and plumbing for washing machine and tumble dryer. Matching range of eye level units and full length unit. Under floor heating and inset ceiling lights. Door to

Cloakroom
Wall hung WC with concealed cistern, wash hand basin set into vanity unit with mixer taps and tiled surround. Heated towel rail and inset ceiling lights.

Family Room
A versatile room with window to front, under floor heating.

Stairs rise from Reception Hall to First floor landing with window to front, airing cupboard, access to loft space and under floor heating.

Principal Bedroom
With window to front, under floor heating. Door leading into

En Suite
With luxury fittings to include; wash hand basin set into vanity unit, low flush WC, walk in shower unit with glass screen and separate modern bath. Tiled flooring and walls. Heated towel rail, inset ceiling lights, extractor fan, large window to rear.

Guest Bedroom
With two windows to front, under floor heating. Sliding door leading to

En Suite
Fitted with shower unit, wash hand basin set into vanity unit and WC with hidden cistern. Tiled surround to walls, inset ceiling lights and extractor fan. Heated towel rail and shaving socket.

Bedroom
With window to rear with views to open fields and views to River Severn, under floor heating.

Bedroom
With window to rear providing views to open fields and River Severn and underfloor heating.

Shower Room
Fitted with walk in shower with glass screen, low flush WC and wash hand basin set into vanity unit. Fully tiled walls and flooring. Heated towel rail, window to side, inset ceiling lights and extractor fan.

Outside
To the front the property benefits from a tarmac driveway leading to a DOUBLE GARAGE with up and over door and side service door. From the driveway pathway lead to the front door. Side access leads to a substantially sized landscaped rear garden with paved patio area and lawn. The rear garden is enclosed with fencing and to the rear is bordered by open fields.

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 17 Mbps & Superfast 1800 Mbps. Mobile Service: Good (outdoor only). 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 has not been set for this home yet. We would recommend this is confirmed during pre-contact enquires.

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.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

General Services:

Local Authority: Powys Council
Council Tax Band: New Build
EPC Rating: A
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:

From Shrewsbury take the A458 Welshpool road to Ford. Turn right signed posted Alberbury. Travel through the villages of Alberbury and Coedway. Upon reaching Crew Green the site is located on the right hand side.

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 t o 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 s hould 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 b een 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.