

Roger Parry & Partners

Ferndale Crows Nest, Snailbeach, Shrewsbury, SY5 0LU





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Offers In The Region Of £550,000

A charming four bed detached home offered for sale with no upward chain. Situated within the peaceful hamlet of Crows Nest and enjoying breathtaking views over the surrounding countryside. Offering spacious, well appointed accommodation throughout, this delightful home is ideal for those seeking a tranquil rural lifestyle.

The accommodation briefly comprises an entrance porch, hallway, fitted kitchen diner, four reception rooms, inner hall, utility room, ground floor bathroom, principal bedroom with en suite, three further bedrooms and family bathroom. Externally, the property offers attractive gardens with decked seating area, a generous driveway providing ample off-road parking and two large garages.

























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





Approximate total area(1)

229.1 m²

2466 ft²

Reduced headroom

1.2 m²

13 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

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The property occupies a delightful elevated position within this small and peaceful hamlet, surrounded by the beautiful Shropshire countryside and enjoying a lovely rural setting. The nearby village of Stiperstones is approximately a short distance away and offers a popular local pub, village shop and a strong sense of community, whilst the surrounding area provides an excellent choice of countryside walks and scenic routes, making it particularly appealing to those who enjoy the outdoors.

The larger village of Minsterley is approximately three miles away and provides a good range of everyday amenities, including local shops, a post office, primary school, doctor's surgery, public houses and other village facilities. The nearby Stiperstones and surrounding hills offer some of Shropshire's most attractive countryside, with a wealth of walking and riding opportunities close at hand.

Entrance Porch
With fitted carpets. Door leads through to:

Entrance Hallway
With fitted carpets.

Kitchen
Fitted with a range of eye-level and base units with a 1½-bowl single drainer sink unit set into fitted worktops, integrated Beko oven with electric hob and extractor hood over, and quarry-tiled flooring.

Dining Room
With French patio doors leading to outside.

Sitting Room
With fitted carpets, feature fireplace with wood surround and tiled hearth, French patio doors lead outside.

Utility Room
Fitted with a range of matching eye-level and base units with a stainless steel sink unit set into fitted worktops, with space and plumbing for a washing machine and dishwasher, along with space for a fridge/freezer. The utility room benefits from quarry-tiled flooring, half tiling to walls, a useful storage cupboard, and houses the oil-fired boiler. A door provides access to an inner hallway.

Hallway
With quarry tiled flooring with front and rear service door.

Living Room
With fitted carpets and feature fireplace with brick surround and tiled hearth.

Reception Area
A further reception room with fitted carpets and stairs rising to first floor.

Study/ Snug
With fitted carpets and service door leads out to the rear.

Bathroom
Fitted with a cream suite comprising a panelled bath with shower head attachment, low-level flush WC and wash hand basin, together with a heated towel rail. The room benefits from tiled flooring and half-tiled walls.

Stairs rise to first floor landing.

Principal Bedroom
A dual-aspect room benefiting from fitted carpets and useful fitted wardrobes. Door to:

Ensuite Shower Room
Fitted with a modern white suite comprising a shower cubicle with shower unit, low-level flush WC and wash hand basin with mixer tap, together with a heated towel rail. The room benefits from a skylight window and is finished with tiled flooring and tiled walls.

Bedroom
With fitted carpets, skylight window and further window enjoying stunning views of the surrounding countryside.

Bedroom
With fitted carpets, skylight window and further window enjoying the stunning views of the surrounding countryside.

Bedroom
A dual aspect room benefitting from fitted carpets.

Family Bathroom
Fitted with a white suite comprising a wood-panelled bath with shower head attachment, separate shower cubicle with shower unit, low-level flush WC and wash hand basin with useful storage cupboard beneath. The room also benefits from a heated towel radiator and extractor fan, with tiled-effect flooring and half-tiled walls.

Outside
The property is approached via a driveway, providing ample off-road parking and access to the DETACHED GARAGE, which is fitted with door to front and lean to side covered storage area. The detached garage offers potential to be converted into annex accommodation subject to necessary planning consent. The property benefits from a FURTHER LARGE INTERGATED GARAGE which is located to the lower section of the house and also has a covered side storage area. The garden has been thoughtfully designed with raised lawn area, decked sun terrace with far reaching open views and steps leading to a further area with mature trees and shrubs. To the rear of the property there is a small area housing the oil central heating tank.

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 and water are connected. Drainage supply is private and it has oil central heating. We understand the Broadband Download Speed is: Standard 29 Mbps. Mobile Service: Good outdoor, variable in-home. 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 band is D. 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 AND FEE DISCLAIMER
Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

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: Shropshire Council
Council Tax Band: D
EPC Rating: D
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.

Roger Parry & Partners

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.