

# Town & Country

Estate & Letting Agents



**12 Malt Rise, Crew Green, SY5 9EU**

**Offers In The Region Of £299,995**

MOTIVATED SELLERS, REDUCED TO SELL! Town and Country Oswestry offer this spacious detached three double bedroom family home set on a small development in the pretty village of Crew Green. Nestling in a quiet position with good access to Shrewsbury, Oswestry and Welshpool all daily amenities are close at hand whilst still retaining a friendly village feel. The accommodation comprises hallway, cloakroom, lounge, dining room, kitchen/ breakfast room, three double bedrooms (one en suite) and a family bathroom. To the outside there is parking along with a driveway at the side and single garage. The rear garden is low maintenance and ideal for entertaining.

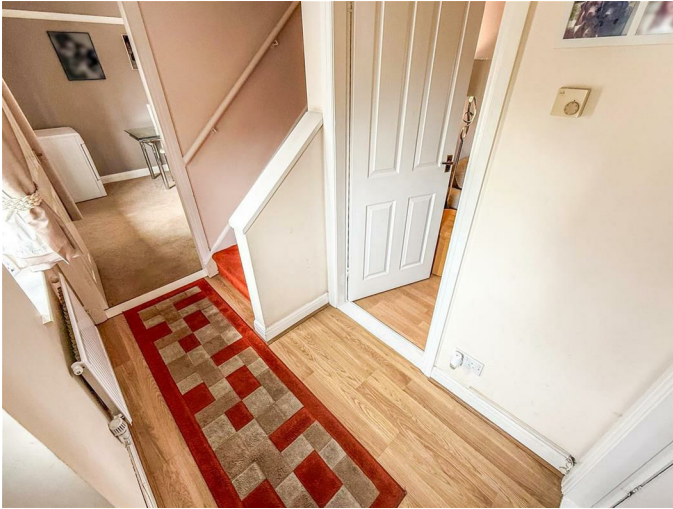


### Directions

Take the Morda road out of Oswestry and at the junction with the A483 turn right. Pass through the villages of Pant and Llanymynech and proceed until reaching Four Crosses. Upon entering the village turn left and follow the road through the village until reaching the T junction. Turn left signposted Llandrinio, proceed through the village and continue towards Crew Green. Once reaching Crew Green take the first right signed School and Golf Club. Follow this road and take the second left into Malt Rise. The property will be found on the left hand side in the far cul de sac.

### Accommodation Comprises

#### Hallway



The hallway has a window to the front, part glazed door to the front, radiator, stairs leading to the first floor, wood flooring and doors leading to the cloakroom, lounge and the dining room.

#### Cloakroom



The cloakroom has a window to the side, low level w.c., wash hand basin, part tiled walls, shaver point and wood flooring.

### Lounge 16'11" x 11'3" (5.18m x 3.43m)



The good sized lounge has a coved ceiling, tv and telephone points, feature fireplace with a brick surround and a quarry tiled hearth, inset open fire, wood mantle over, wood flooring, radiator and double doors leading out to the rear garden. A door leads through to the kitchen/ breakfast room.

#### Additional Photo





### Dining Room 12'0" x 10'9" (3.66m x 3.30m)



The good sized dining room has a coved ceiling, picture rail, square bow window to the front and a door leading through to the kitchen.

### Kitchen/ Breakfast Room 14'0" x 8'11" (4.27m x 2.74m)



The well appointed kitchen/ breakfast room is fitted with a good range of base and wall units with work surfaces over, integrated eye level double electric oven, ceramic hob, extractor fan over, part tiled walls, space for a washing machine and fridge/ freezer, beamed ceiling, one and a half bowl sink with a mixer tap over, tile effect flooring, a window to the rear, a part glazed door to the rear garden and a built in storage cupboard.

### Additional Photo



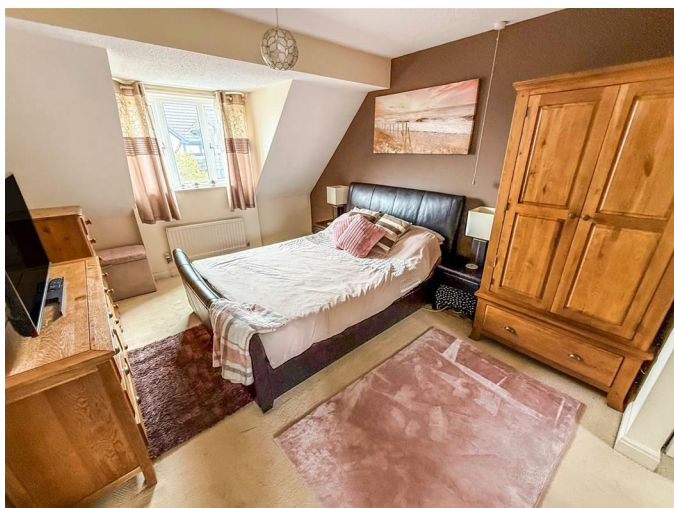
### Additional Photo



### First Floor Landing

The stairs lead to the landing that has an airing cupboard, access to the loft and doors leading to the bedrooms and the bathroom.

### Bedroom One 14'0" x 10'9" (4.27m x 3.30m)



A good sized double bedroom having a window to



the front with good views, telephone point, radiator and access to the dressing area and en suite .

### Dressing Area



The dressing area has space for a dressing table and a built in cupboard with good storage. A door leads to the en suite.

### En Suite



The en suite is fitted with a shower cubicle with a Triton electric shower, low level w.c. ,wash hand basin, part tiled walls, built in storage cupboard, shaver point, tiled floor and a window to the rear.

### Bedroom Two 13'8" x 10'11" (4.19m x 3.35m)



The second bedroom is another good sized double room having a window to the front with great views, built in cupboard and a radiator.

### Bedroom Three 9'1" x 8'0" (2.79m x 2.44m)



The third double bedroom has a built in cupboard, radiator and a window to the rear.

### Family Bathroom



The family bathroom is fitted with a paneled bath



with mixer tap and shower attachment over, low level w.c. wash hand basin, part tiled walls, shaver point, wood effect flooring and a window to the rear.

### To The Outside



To the front of the property there is gravelled parking for several vehicles. There is also gate access to the side leading to the rear garden.

### Driveway and Garage



To the side of the property there is a block paved driveway that leads to the single garage. The garage has an up and over door, power and lighting.

### Rear Garden



The low maintenance rear garden has a good sized Indian stone patio ideal for entertaining and eating out. The garden is fully enclosed making it ideal for children and pets and has a gate to the side leading to the driveway.

### Additional Photo



### Views To The Front



The property enjoys views from the bedrooms over the surrounding area.



### **Town and Country Services**

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

### **To Make an Offer**

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

### **To Book a Viewing**

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

### **Tenure/Council Tax**

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Powys County Council and we believe the property to be in Band E.

### **Services**

The agents have not tested the appliances listed in the particulars.

### **Money Laundering Regulations**

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

### **Hours Of Business**

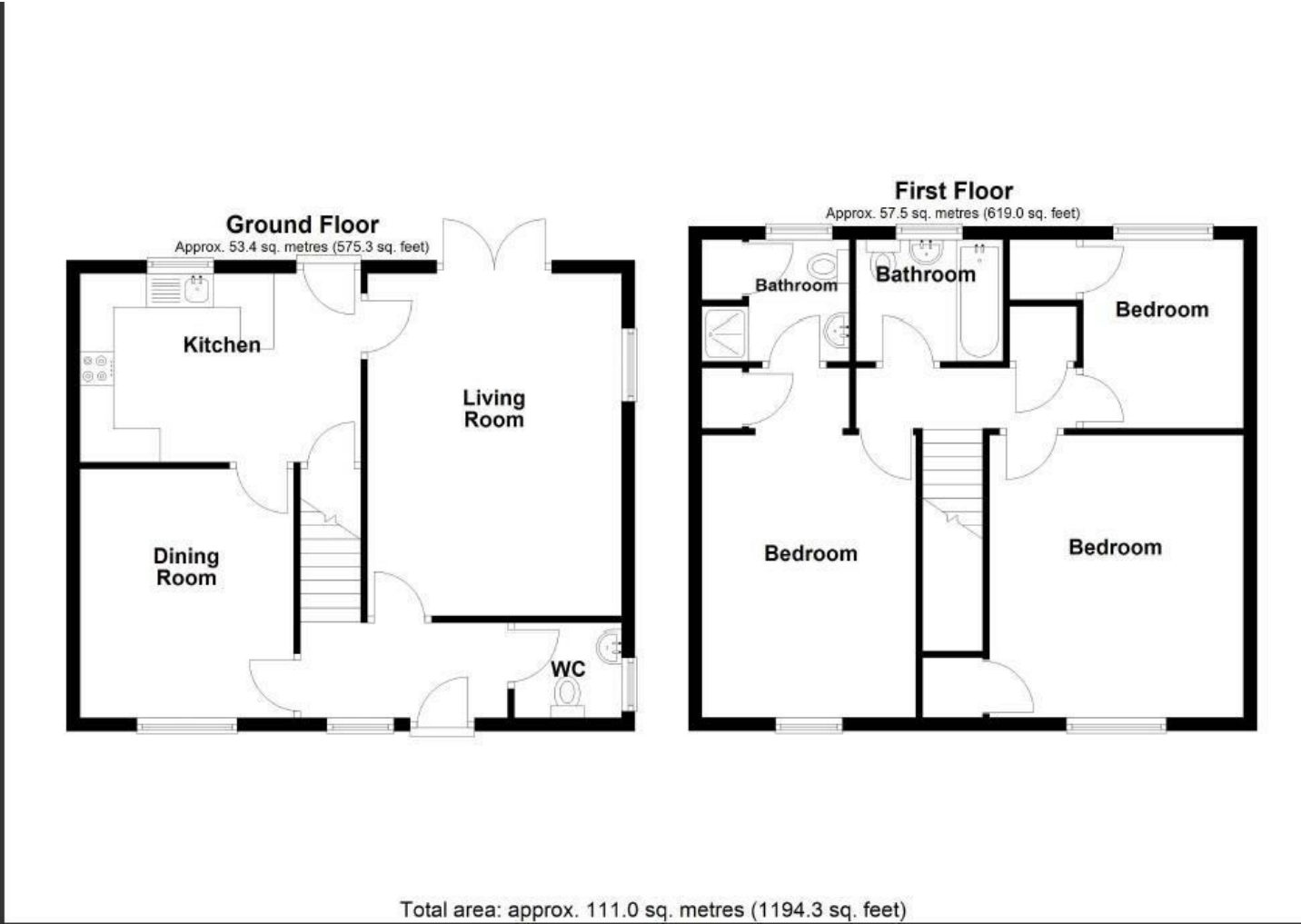
Our office is open:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 2.00pm

### **Additional Information**

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

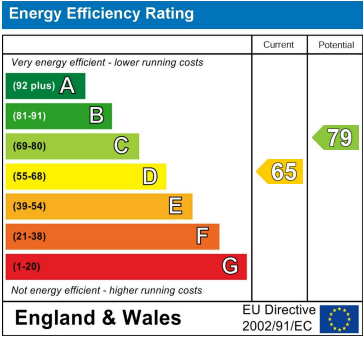
Floor Plan



Area Map



Energy Efficiency Graph



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