Roger Parry & Partners

10 Maes Hafren, Crew Green, Shrewsbury, SY5 9BT

10 Maes Hafren, Crew Green, Shrewsbury, SY5 9BT
Offers In The Region Of £180,000

A well presented three-bedroom terraced house situated within a popular residential area of Crew Green. The accommodation briefly comprises an entrance hall, a contemporary fitted kitchen, and a spacious open-plan living/dining room. To the first floor are three bedrooms and a family bathroom. Externally, the property benefits from driveway parking and an enclosed rear garden, making it an ideal home for first-time buyers, families or investors.

Crew Green is a picturesque village situated on the border of Shropshire and Powys, enjoying a peaceful rural setting whilst remaining conveniently positioned for access to local amenities. The county town of Shrewsbury is approximately a 15-minute drive away, offering an extensive range of shopping, leisure and educational facilities, whilst the towns of Oswestry and Welshpool are also within easy reach.

Entrance Hall
With wood effect flooring and useful storage cupboard.

Kitchen
Fitted with a range of contemporary wall and base units complemented by wood-effect worktops, incorporating a stainless steel sink unit with mixer tap. Integrated appliances include an oven and extractor hood, with space provided for a dishwasher and fridge/freezer. Finished with tiled effect flooring and part-tiled walls.

Living/ Dining Room
With fitted carpets, feature fireplace, uPVC double doors leading out to the rear garden.

Stairs rise to the first floor landing.

Bedroom
With fitted carpets and useful storage cupboard.

Bedroom
With fitted carpets.

Bedroom
With fitted carpets.

Family Bathroom
Fitted with a white suite comprising panelled bath with riser rail and head, low level flush wc, wash hand basin, extractor fan, tiled effect flooring and tiling to walls.

Outside
The property is approached via a paved driveway, providing off-road parking for two vehicles. To the rear, the enclosed garden features a paved patio area, tiered sections and a raised timber deck, creating an ideal space for outdoor dining and relaxation. The garden is enclosed by a combination of fencing and mature hedging, offering a good degree of privacy.

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 2 Mbps & Superfast 1800 Mbps. Mobile Service: Good outdoor. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

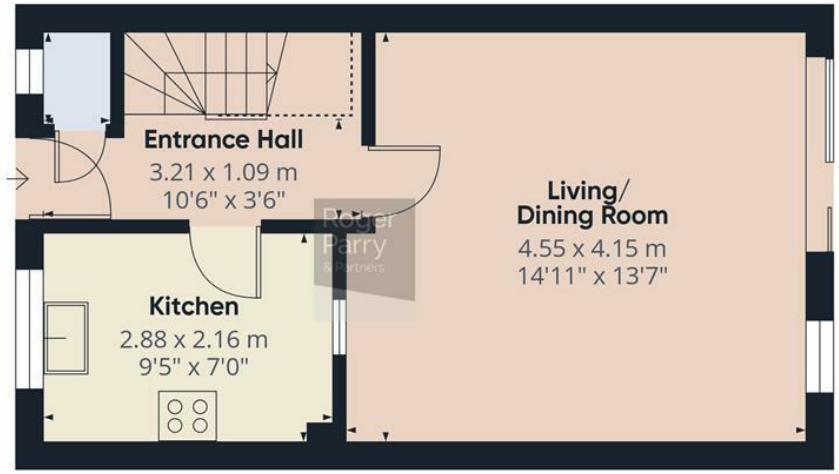
COUNCIL TAX BANDING
We understand the council tax band is C. We would recommend this is confirmed during pre-contact enquires.

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.

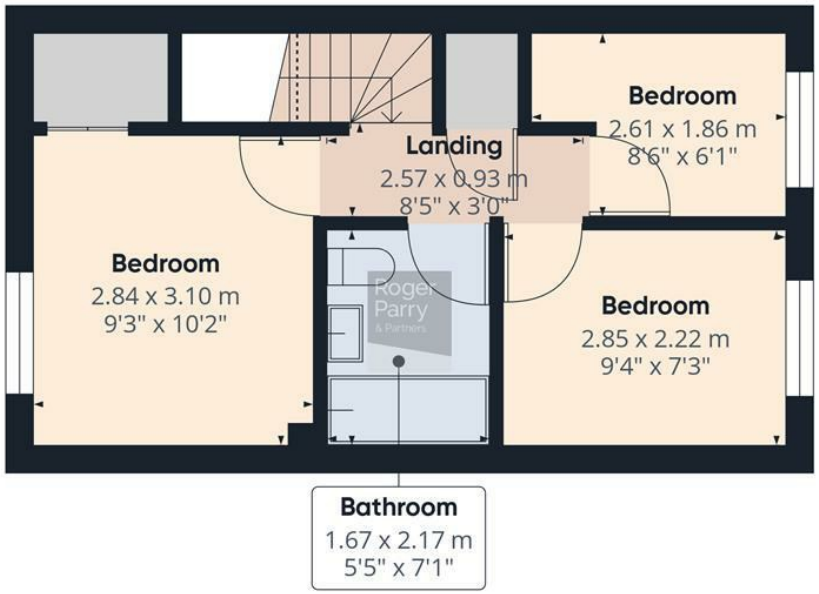
REFERRAL SERVICES AND FEE DISCLAIMER
Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if 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.

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



Ground floor



Floor 1

Approximate total area(1)

59 m²
636 ft²

Reduced headroom

1.1 m²
12 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.

GIRAFFE360

General Services:

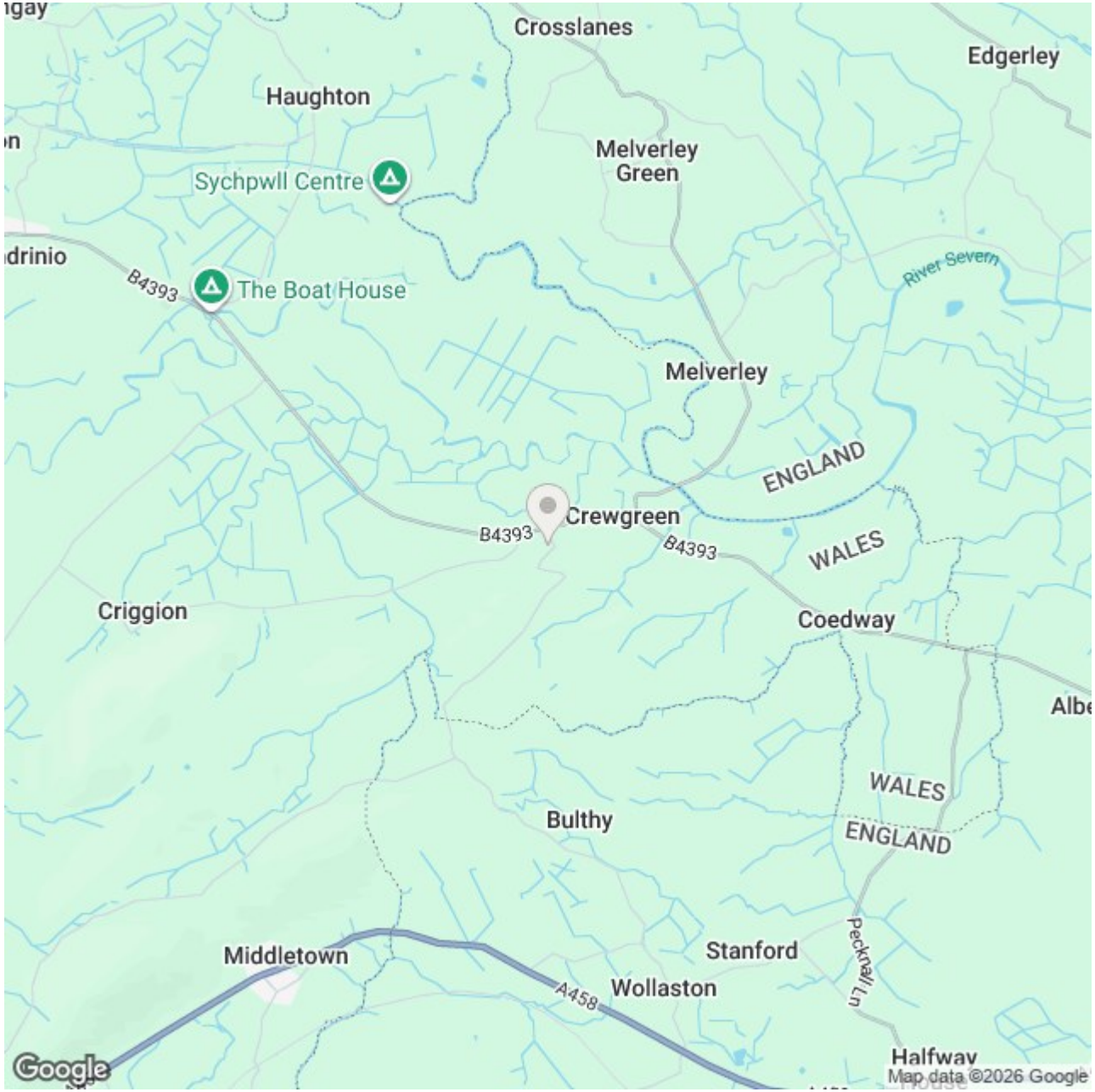
Local Authority: Powys Council
Council Tax Band: C
EPC Rating: E
Tenure: Freehold
Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.
Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

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.