

Stoney Nook Belin Mount, Crew Green, Shrewsbury,
Shropshire, SY5 9GN

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Asking Price £575,000

Viewing: strictly by appointment through the agent

Situated on a select development of just six properties, this is a spacious, well presented and individual four double bedroom detached house, occupying a lovely position with rear gardens bordering local farmland and a pleasing rural rear aspect. Crew Green is situated on the border of Shropshire and Powys. It is conveniently located for easy access to the medieval town centre of Shrewsbury and well placed for access to Welshpool and Oswestry. Commuters will be pleased to know that access to the A5 is readily accessible which links up to the M54 motorway network and beyond. Early viewing comes highly recommended by the selling agent.

Accommodation

Reception hallway, cloakroom, lounge, sitting room, attractive family kitchen/dining room, upvc double glazed conservatory, utility room, first floor landing, master bedroom with en-suite shower room, guest bedroom with en-suite bathroom, two further double bedrooms, family bathroom, front and rear enclosed gardens which border local farmland and offer a lovely rural aspect, driveway, double garage with boiler room, sealed unit double glazing, oil fired central heating. Viewing is recommended.

Arch glazed wooden entrance door gives access to:

Reception hallway

Having feature oak framed sealed unit double glazed windows, oak wooden flooring, wall mounted thermostat control unit, two radiators, recessed spotlights to ceiling.

Door from reception hallway gives access to:

Cloakroom

Having low flush WC, pedestal wash hand with mixer tap over, feature oak framed sealed unit double glazed windows, oak wooden flooring, heated chrome style towel rail, recessed spotlights to ceiling.

Door from reception hallway gives access to:

Sitting room

17'3 x 17'3

Having two sealed unit double glazed windows, sealed unit double glazed French doors giving access to side of property, two radiators, oak wooden flooring.

Door from reception hallway gives access to:

Lounge

19'3 x 15'10

Having two sets of sealed unit double glazed French doors giving access to rear gardens with one set having a lovely aspect to the rear towards local farmland, countryside and beyond, two sealed unit double glazed windows, oak wooden flooring, radiator, TV and telephone points, attractive feature stoned style fire surround, wall mounted lighting points.

Doors from reception hallway gives access to:

Spacious L shaped family kitchen/diner

31'3" 13'10" max reducing

The kitchen area comprises: a range of attractive eye level and base units with built-in cupboards and drawers, fitted worktops with inset ceramic sink drainer unit with mixer tap over, integrated dishwasher, space for further appliances, recessed spotlights to ceiling, tiled splash surrounds, tiled floor, fitted breakfast bar with units and drawers below, walk-in pantry.

The dining area comprises: tiled floor, sealed unit double glazed window to rear.

From family kitchen/diner sealed unit double French doors give access to:

L shaped upvc double glazed conservatory

22'0 approx x 12'4 max

Having brick base range of upvc double glazed windows which incorporates the lovely rural aspect to the rear, upvc double roof, upvc double glazed French doors giving access to rear gardens, ceramic tiled floor with under floor heating.

From reception hallway door gives access to:

Utility room

9'7 max x 7'10 max reducing down 3'6

Having eye level base units, fitted worktop with inset stainless steel sink with mixer tap over, tiled splash surrounds, tiled floor, radiator.

From reception hallway stairs rise to:

First floor landing

Having two upvc double glazed windows with pleasing aspect to front, two radiators, recessed spotlights to ceiling.

From first floor landing doors then give access to: Four double bedrooms and family bathroom.

Bedroom one

19'2 x 16'8

Having two sealed unit double glazed windows and two Velux roof windows with fitted blinds, two radiators, an extensive range of fitted bedroom furniture including wardrobes, chest of drawers etc plus an additional walk-in wardrobe with fitted shelving.

From bedroom door gives access to:

En-suite shower room

Having tiled shower cubicle with mixer shower over, low flush WC, pedestal wash hand basin, sealed unit double glazed roof window, extractor and recessed spotlights to ceiling, tiled floor, heated chrome style towel rail.

Bedroom two

18'7 max reducing down to 14'11 x 17'2

Having four sealed unit double glazed windows, two radiators, loft access.

From bedroom door gives access to:

En-suite bathroom

Having panelled bath with mixer shower over glazed shower screen to side, low flush WC, pedestal wash hand basin, wall hung heated chrome style towel rail, fully tiled to walls, shaver point, recessed spotlights and extractor fan to ceiling, tiled floor, sealed unit double glazed window to side.

Bedroom three

17'1 x 10'2

Having sealed unit double glazed window with pleasing rural aspect to rear, radiator, fitted wardrobe.

Bedroom four

15'10 average measurement x 13'1

Having sealed unit double glazed window with pleasing rural aspect to rear, radiator, secondary loft access.

Family bathroom

Having a four piece suite comprising: double ended panelled bath, low flush WC, pedestal wash hand basin, tiled shower cubicle, fully tiled to walls, recessed spotlights and extractor fan to ceiling, wall hung heated chrome style towel rail, tiled floor.

Outside

The property is approached via wrought iron gates which leads to a tarmac bricked edge driveway. The front garden is laid to lawn with stoned and barked areas with mature shrubs and bushes. From the driveway access is given to:

Double garage

19'3 max x 16'7

Having electrically operated up and over door, fitted power and light.

Door from garage gives access to:

Boiler room

6'4 x 4'1

Having floor mounted oil fired central heating boiler and unvented water cylinder heater unit.

Side access then leads to the properties:

Rear gardens

Which comprises: extensive paved patio area with matching pathway, oil tank, lawned gardens. The rear gardens are enclosed by feature stoned walling and fencing and offer a lovely rural aspect towards local farmland, countryside and beyond.

Services

Mains water, electricity, drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

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Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

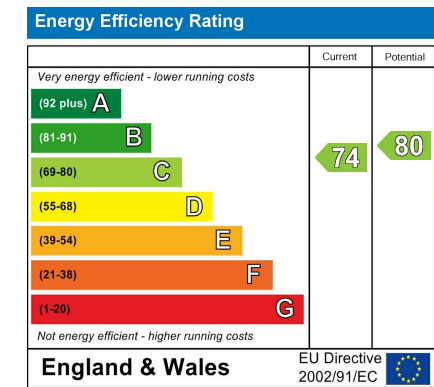
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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FLOORPLANS

