

35 Bryn Hafren, Crew Green, Shrewsbury, Shropshire,
SY5 9BJ

www.hbshrop.co.uk



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A very maintained and deceptively spacious three bedroom mid terrace house situated in an elevated position enjoying unraveled panoramic views towards to the rear over the Shropshire countryside. Crew Green is approximately 11 miles from the historic town centre of Shrewsbury and approximately 12 miles from Welshpool. Access to the Shrewsbury by-pass linking up to the M54 motorway network is also easily accessible. The property has the benefit of being offered for sale with NO UPWARD CHAIN and viewing is recommended by the selling agent.

The accommodation briefly comprises of the following: Storm porch, entrance hall, lounge/dining room, kitchen, side lobby, downstairs cloakroom, first floor landing, three good size bedrooms, bathroom, extensive tarmacadam forecourt with private parking for up to 6 vehicles, gravel front garden, attractive enclosed garden with elevated sun terrace enjoying panoramic open views over the local Shropshire countryside and beyond, recently installed UPVC double glazing, oil fired central heating.

The accommodation in greater detail comprises:

Pitch roof, storm porch gives access to:

UPVC double glazed entrance door gives access to:

Entrance hall

Having radiator, staircase leading off, useful understairs recess.

Panel door from entrance hall gives access to:

Lounge/dining room

18'11 x 10'10

Having UPVC double glaze window to front, UPVC double glazed window to rear enjoying a beautiful elevated panoramic view over local countryside and farmland with Oswestry to the distance, two radiators,, TV aerial point.

From entrance hall door gives access to:

Kitchen

14'7 x 12'3 max

Having a range of modern eye level and base units with built-in cupboards and drawers, stainless steel single sink drainer unit with mixer tap over, built-in LOGIK induction four ring electric hob, electric oven below and extractor above, space for washing machine and tumbler dryer, space for dishwasher, space for upright fridge freezer, cupboard housing Mistral floor mounted oil fired central heating boiler, double radiator, two UPVC double glazed windows and door leading to rear garden which enjoys a panoramic view of the Shropshire countryside.

Door from kitchen gives access to:

Side lobby

Having a UPVC double glazed door leading to additional storm porch.

Door from side lobby gives access to:

Downstairs cloakroom

Having low flush WC.

From entrance hall stairs rise to:

First floor landing

Having loft access, UPVC double glazed window with pleasant outlook to front over local farmland.

From first floor landing doors then give access to: Three bedrooms and bathroom.

Bedroom one

9'10 x 11'7

Having UPVC double glazed window enjoying a wonderful panoramic view over the Shropshire countryside, radiator.

Bedroom two

14'2 x 10'0

Having UPVC double glazed window to rear enjoying a wonderful panoramic view over the Shropshire countryside, radiator, built-in wardrobe.

Bedroom three

11'3 x 7'6

Having UPVC double glazed window to front enjoying a pleasant outlook over local farmland, radiator, airing cupboard with slated shelving.

Bathroom

8'11 x 6'5

Having panel bath with Tritton Enriched electric shower above, pedestal wash hand basin, low flush WC, radiator, UPVC double glazed window to front.

Outside

The property is approached via an extensive tarmacadam forecourt with private parking for up to six vehicles. A concrete pathway leads to the front of the property flanked either side by gravel front garden area.

Rear enclosed garden

Having paved sun terrace, lawn gardens, two timber garden sheds, oil storage tank. A particular feature of the property is its elevated position with unraveled panoramic views over the local Shropshire countryside.

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.

COUNCIL TAX BAND C

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

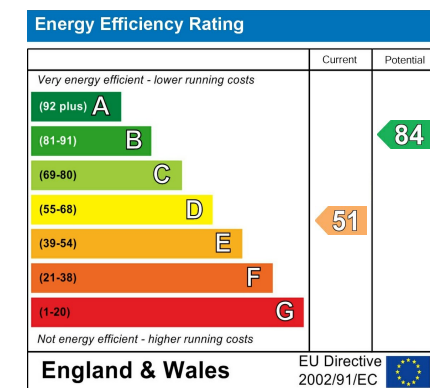
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

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FLOORPLANS

