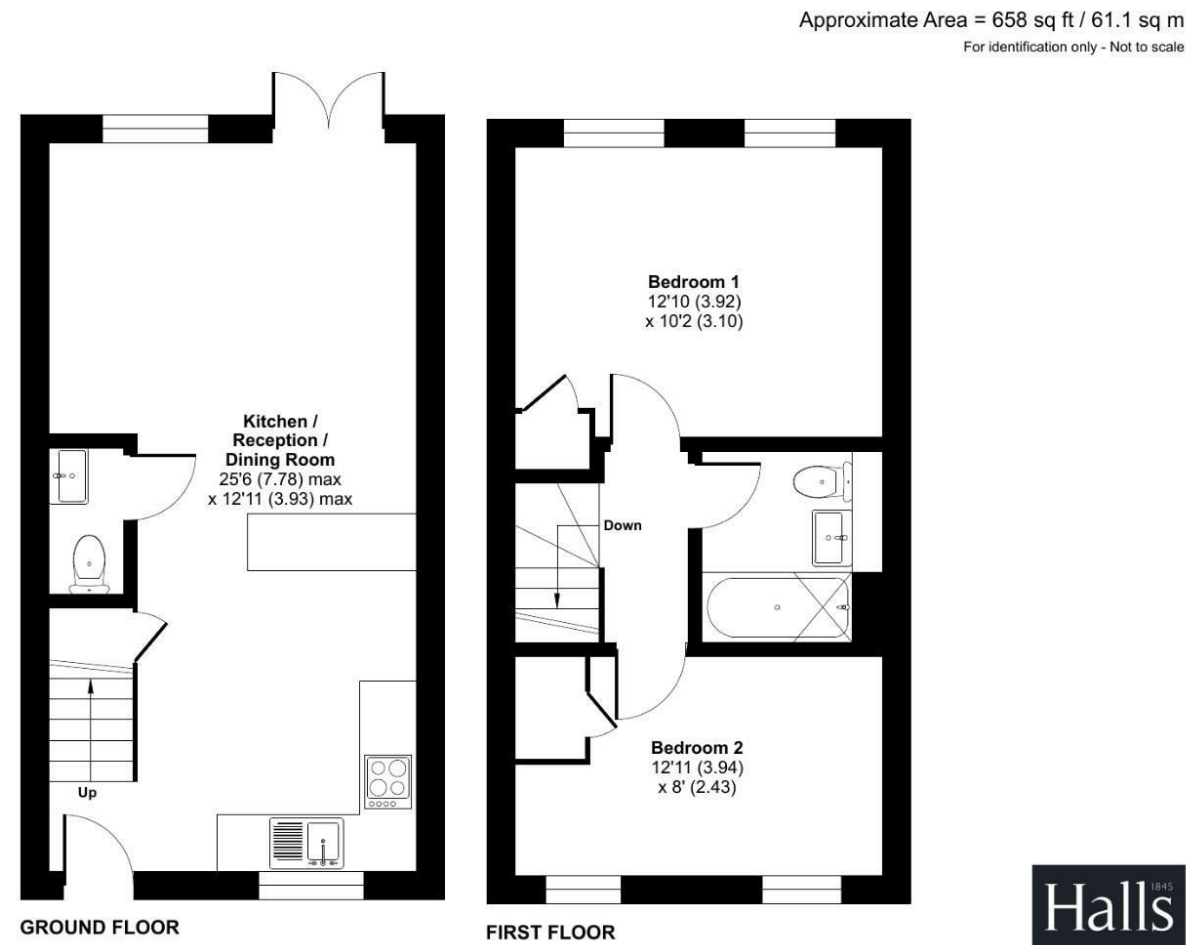


FOR SALE

9 Hafren View, Crew Green, Shrewsbury, SY5 9GR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Halls. REF: 1496272



FOR SALE

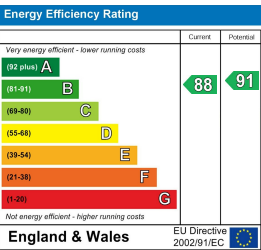
Fixed Asking Price £155,000

9 Hafren View, Crew Green, Shrewsbury, SY5 9GR

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



**** Section 106 Local needs **** This well presented two bedroom semi detached property is well presented with two parking spaces to the front and larger than average plot. The accommodation comprises open plan ground floor living area with fully fitted kitchen W.C. and French doors leading from the lounge to the rear garden. The first floor comprises two generous bedrooms and bathroom. The property is fitted with Solar PV reducing running costs and has 5 years remaining on the NHBC certificate. Please call the office for further information on the Section 106.



01938 555552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsgb.com



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1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Section 106 Local Needs property.
- Two-bedroom semi-detached home.
- Open-plan ground floor living area
- Fitted with Solar PV panels
- Two parking spaces to the front

SITUATION

Crew Green is a popular village on the Wales–England border, offering a pub, primary school and scenic countryside walks. The nearby market town of Welshpool (Y Trallwng), known as the Gateway to Wales, provides a comprehensive range of everyday amenities and is home to Powis Castle, the Welshpool and Llanfair Light Railway, and the Montgomery Canal, with direct rail links to Shrewsbury, Birmingham and the Cambrian Coast. Shrewsbury is also within easy reach, offering an extensive range of shopping, leisure and rail services, while the A5 provides convenient access to the M54 and Telford. Oswestry, Mid Wales and the Welsh coastline are all readily accessible.

ACCOMODATION

The property is entered via a double glazed entrance door into a bright and spacious open-plan living area, creating a welcoming first impression. Stairs rise to the first floor, while the well-appointed kitchen is fitted with a range of wall and base units complemented by laminate work surfaces. Integrated appliances include an electric oven, hob with extractor canopy, and there is space for a dishwasher. Additional features include a sink with drainer, an oil-fired boiler, and a useful understairs storage cupboard.

The living area provides an excellent space for both relaxing, dining and entertaining, with French doors opening onto the rear garden, allowing plenty of natural light to flood the room. Completing the ground floor is a convenient cloakroom/W.C.

The first floor offers two generously proportioned double bedrooms, both benefiting from two double glazed windows that flood the rooms with natural light. The principal bedroom features a built-in wardrobe, while the second bedroom includes a useful airing cupboard.

The family bathroom is fitted with a contemporary white three-piece suite comprising a panelled bath with mixer tap, shower attachment and glass screen, a wash hand basin set within a vanity unit providing useful storage beneath, and a low-level W.C.

The landing provides access to the loft via a drop-down ladder, with the loft offering a boarded storage area, adding to the property's practical appeal.

EXTERNALLY

To the front of the property, a gravelled driveway provides off-road parking for two vehicles and is complemented by a larger-than-average lawned garden. An attractive entrance canopy with courtesy lighting creates a welcoming approach.

The enclosed rear garden has been designed for ease of enjoyment, featuring a decked seating and entertaining area, a level lawn, garden shed and oil storage tank. A pedestrian gate provides convenient side access to the front of the property.

SERVICES

Mains electricity, water, drainage and oil central heating are connected at the property. None of these services have been tested by Halls.

LOCAL AUTHORITY/TAX BAND

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001 The property is in band 'C'

DIRECTIONS

Postcode for the property is SY5 9GR

What3Words Reference is ///stress.proudest.funded

VIEWINGS

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

ANTI MONEY LAUNDERING CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

WEBSITES

Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com