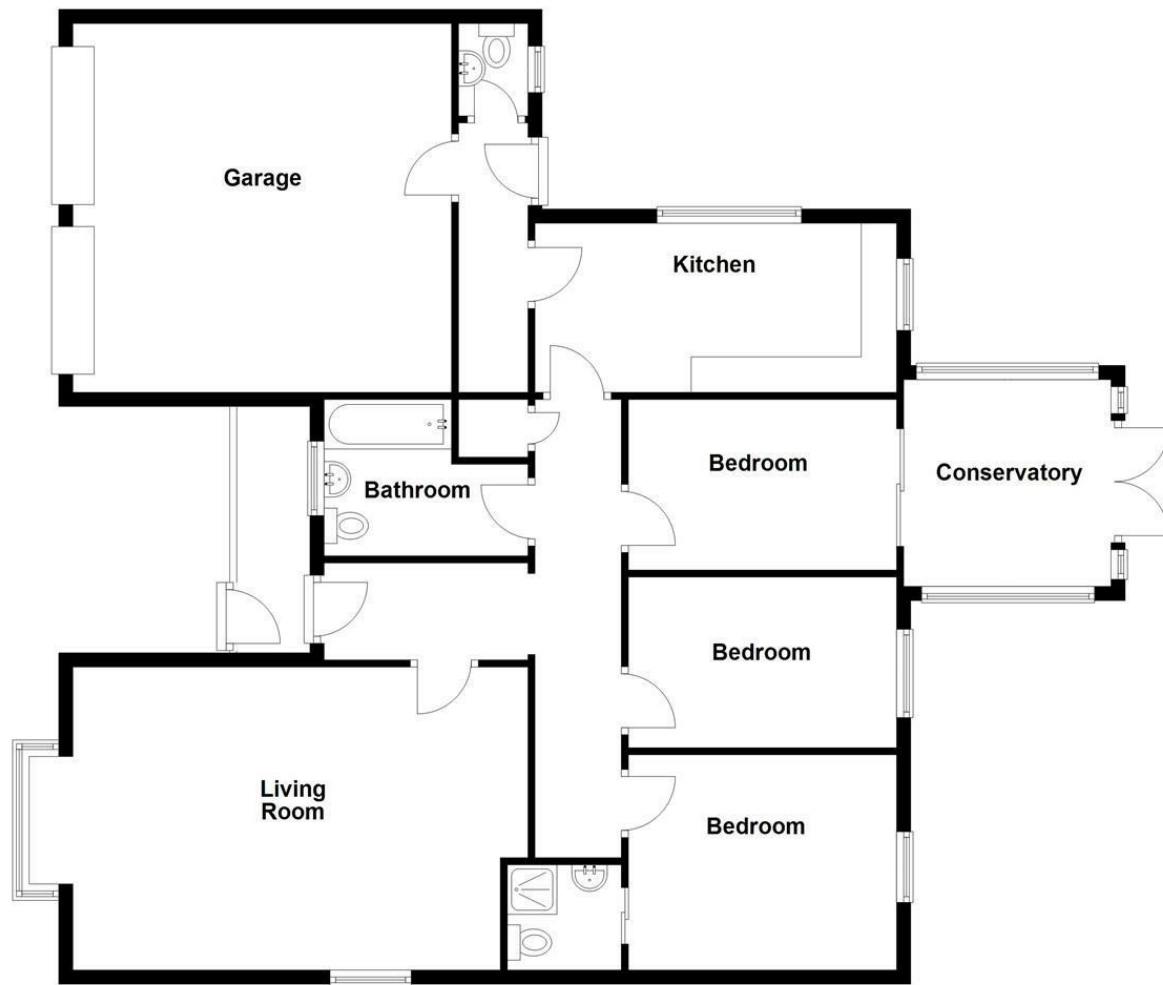


Ground Floor



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

12 Birch Close, Llanymynech, SY22 6NH Offers in the region of £319,950

Welcome to Birch Close, Four Crosses, Llanymynech - a charming detached bungalow that offers a delightful living experience. The ample parking space ensures that you and your guests will never have to worry about finding a spot. Additionally, the generous outdoor space provides opportunities for gardening, outdoor activities, or simply enjoying the fresh air.

Whether you are looking for a cozy home to settle down in or a tranquil getaway, this detached bungalow with oil central heating in Birch Close is sure to meet your needs. Don't miss out on the chance to make this lovely property your own.

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Four Crosses

Four Crosses is situated midway between Welshpool and Oswestry (approx. 6 miles distant) with easy access to Shrewsbury, Wrexham and beyond. The picturesque Lake Vyrnwy is about 20 miles away. The village offers a petrol station with Post Office and convenience store, hairdressers and a medical practice. There is a regular bus service and a train service from Welshpool, Shrewsbury and Gobowen. Secondary schools (private and public) are located within Oswestry, Welshpool and Llanfyllin. The property is perfectly located on the Welsh side of the English/Welsh Border, ideal for those who love the countryside. The Montgomery Canal, Offa's Dyke, Llanymynech Rock, the Breidden Hills and Llyncllys Common are all within a few miles.

Entrance

Accessed over the driveway into the Entrance Porch has a half glazed uPVC windows and door, tiled floor and wall light.

Front door into:

Hallway

6.24m x 4.29m (20'5" x 14'0")

'T' shaped Hallway with access to roof space via hatch and carpet flooring.

Reception Room

4.14m x 6.77m (13'6" x 22'2")

Electric feature fireplace with wooden surround, carpet flooring and pendant light. TV point, single panel radiator with thermostatic valve, front and side aspect Bay uPVC double glazed window.

Bedroom One

3.10m x 3.75m (10'2" x 12'3")

Carpet flooring, pendant light and single panel radiator with thermostatic valve. TV point and side aspect uPVC double glazed window.

Ensuite

2.15m x 1.61m (7'0" x 5'3")

Comprising low level flush WC, pedestal wash hand basin, 'wet room' shower and single panel radiator. Tiled floor and side aspect uPVC frosted double glazed window.



Bedroom Two

3.73m x 2.41m (12'2" x 7'10")

Carpet flooring, pendant light, TV point and single panel radiator with thermostatic valve. Rear aspect uPVC double glazed window.

Bedroom Three

3.98m x 2.41m (13'0" x 7'10")

Carpet flooring, pendant light, TV point and single panel radiator with thermostatic valve. Rear aspect uPVC double glazed patio doors.

Doors to:



Conservatory

3.14m x 3.18m (10'3" x 10'5")

Dwarf brick surround with uPVC windows, tiled floor and doors to the rear garden.

Bathroom

3.14m x 2.21 (10'3" x 7'3")

Comprising low level flush WC, pedestal wash hand basin, bidet and panel bath with electric shower over. Part tiled walls and carpet flooring. Single panel radiator with thermostatic valve.

Kitchen

5.12m x 2.39m (16'9" x 7'10")

The Kitchen has a range of eye and base level units with worktop over, a stainless steel sink and drainer, and space for an oven and fridge. Lino flooring, single panel radiator with thermostatic valve and rear and side aspect uPVC double glazed windows.

Utility Room

3.50m x 1.18m (11'5" x 3'10")

With eye and base level unit, stainless steel sink and drainer, strip light to ceiling and lino flooring. Extractor fan, heating control panel and uPVC half glazed door to the rear garden.

WC

Low level flush WC, corner wall basin and lino flooring. Rear aspect uPVC double glazed window.

Garage

5.24m x 5.26m (17'2" x 17'3")

Double garage with roll up electric doors, light and power laid on and concrete floor. Access to loft space.

Externally

To the rear of the property is a good sized, low maintenance, enclosed rear garden mainly laid to lawn with a range of mature shrubs and bushes, a paved area and patio. Secure gates and fencing give access to the front of the property and driveway.

Tenure

We are advised that the property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries.

Council Tax

The council tax band for the property is 'D' and the local authority is Powys County Council.

Misdescription Act 1991

The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect.

Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time and any interested party is advised to make a final

inspection of the property prior to exchange of contracts

Misrepresentation Act 1967

These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested .

Viewings

By appointment through the selling agents. Woodhead Oswestry Sales & Lettings Ltd, 12 Leg Street, Oswestry, Shropshire, SY11 2NL. Tel: (01691) 680044. Negotiations: All interested parties are respectfully requested to negotiate directly with the Selling Agents.

Hours of Business

Monday - Friday 9.30am - 5.00pm

Saturday 9.00am - 1.00pm

Sunday Closed.