

FOR SALE

137 Brookfield Road, Welshpool, SY21 7TG



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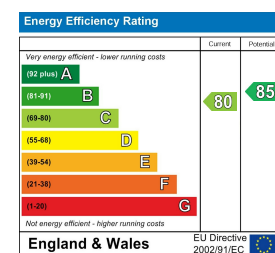
Offers In The Region Of £225,000

137 Brookfield Road, Welshpool, SY21 7TG

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



01938 555 552

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



Situated in a quiet cul de sac this much improved two bedroom detached bungalow has the benefit of off road parking, carport, garage with electrically operated roller door, solar pv panels with battery storage, recently fitted double glazing and gas fired combination boiler. The accommodation comprises entrance hall, lounge with patio doors leading to a glazed covered seating area, kitchen, two bedrooms and shower room. The property has a private, well stocked rear garden with a shed and greenhouse. Viewing advised.



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1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Detached Two Bedroom Bungalow
- Gas Central Heating with Solar PV Panels and Battery Storage
- Garage along with a Carport
- Elevated Position in a Popular Residential Area of Town
- Close to Town Amenities and on the Service Town Bus Route
- Viewing Recommended

Frosted Double Glazed Entrance Door

Leading into

Entrance Hall

Central heating radiator, loft access, tiled floor, smoke alarm, panelled glazed door to Lounge, door to Kitchen.

Kitchen

18'9 x 7'9

Fitted with a range of wall and base units with polished granite work surfaces, space for cooker, extractor canopy, space for fridge and freezer, smoke alarm, wall mounted Worcester gas fired boiler, breakfast bar, central heating radiator.

Glass fronted display cabinets, television point, plumbing and space for washing machine, stainless steel sink drainer unit with mixer tap, double glazed window to the rear elevation overlooking the rear garden, tiled splashbacks, wine rack, loft access, cloaks cupboard. Door to Garage.

Lounge

16'5 x 10'7

Tiled floor, central heating radiator, electric feature fire with timber surround, television point, double glazed patio doors leading to rear covered seating area, smoke alarm, panelled glazed door into

Inner Hallway

With doors to Bedrooms and Shower Room.

Bedroom One

11'4 x 9'5

Double glazed bay window to the front elevations, central heating radiator.

Bedroom Two

9'1 x 7'8

Double glazed window to the front elevation, central heating radiator.

Shower Room

With walk in electric corner shower, pedestal wash hand basin, low level W.C., heated chrome towel rail, extractor fan, frosted double glazed window to the side elevation, part tiled walls.

Externally

To the front the property has off road parking for four cars, Car port, established cottage garden with a variety of flowers and shrubs.

To the rear there is a covered paved seating area which is accessed from the Lounge, timber fence surround, well stocked borders, lawned area, shed, greenhouse, external power socket, tap and side access gate.

Garage

18'0 x 8'1

With electrically operated roller shutter door, loft access, frosted double glazed door leading into the rear garden, double glazed window to rear, range of wall and base units providing additional storage.

Agents Notes

This property is fitted with photovoltaic panels with battery storage and fibre optic broadband connected.

Services

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

Local Authority/Tax BandPowys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
The property is in band 'D'**Viewing**

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD. Tel No: 01938 555552.

Email: welshpool@halls.gb.com

Directions

Postcode for the property is SY21 7TG

What3Words Reference is thus.promises.marketing

Money Laundering

We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 which came into force 26th June 2017)). Appropriate examples: Passport and/or photographic driving licence and a recent utility bill.

Websites

Please note all of our properties can be viewed on the following websites:

www.halls.gb.comwww.rightmove.co.ukwww.onthemarket.com