

FOR SALE

39 Salop Road, Welshpool, Powys, SY21 7EA



Total area: approx. 180.1 sq. metres (1938.7 sq. feet)

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.



FOR SALE

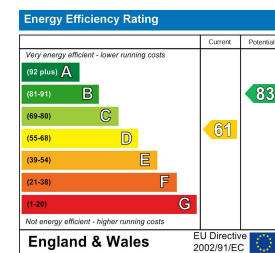
Offers in the region of £240,000

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**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



Situated close to the town centre this three storey grade two listed property boasts great room sizes and also has parking to the rear along with a large garden. This period town house would benefit from some modernisation and refurbishment and comprises entrance porch, entrance hall, cellar, open plan lounge/dining room with period fireplace, large full width kitchen ideal for entertaining, landing, master bedroom and generous four piece bathroom, second floor landing, two bedrooms and bathroom. No onward chain.



01938 555 552

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



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1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Superb Town Centre Location with Parking Space
- Requires Modernisation and Refurbishment
- Grade II Listed Mid Terrace Property
- Generous Sized Rooms with a Large Rear Garden
- Close to Amenities and Schools
- No Onward Chain

**Original Entrance Door**

Leading to

**Entrance Porch**

With slate floor covering, panelled glazed doors leading to

**Entrance Hall**

With stairs off, radiator, slate floor covering, glazed doors to Lounge, Dining Room, Kitchen, door to Cellar.

**Open Plan Lounge/Dining Room**

**Lounge Area**

13'0 x 11'2  
With sash window with secondary glazing to the front elevation, period marble surround with cast iron backing, slate hearth, shelved alcoves to either side, radiator, opens into

**Dining Room**

10'8 x 9'8  
Radiator, shelved alcove.

**Kitchen**

17'2 x 16'7  
Fitted with a range of base units with work surfaces, one and a half bowl stainless steel sink drainer unit, mixer tap, integrated dishwasher, plumbing and space for a washing machine, space for fridge, De'longhi gas cooker and oven, stainless steel extractor canopy and splash back, radiator, loft access, two windows to the rear, panelled glazed rear access door, cupboard housing Worcester gas fired boiler and airing cylinder.

**Cellar**

11'3 x 11'0  
With stone flooring, with barrel rolled store room off.

**Landing**

Picture window to the rear, radiator, stairs off.

**Bedroom One**

17'3 x 11'5  
With two sash windows with secondary glazing to the front elevation, two radiators.

**Family Bathroom**

11'4 x 10'5  
Large dual end bath with central mixer tap and shower attachment, twin sinks with mixer taps, low level W.C., large walk in rainfall shower, shaver point, sash window to the rear elevation with secondary glazing.

**Landing**

With store room with shelving, loft access.

**Bedroom Two**

11'9 x 11'8  
Sash window with the rear elevation, radiator.

**Bedroom Three**

11'4 x 9'0  
Sash window to the front elevation with secondary glazing, radiator.

**Bathroom**

Bath, low level W.C., pedestal wash hand basin, sash window to the front elevation with secondary glazing, radiator.

**Externally**

To the front the property has pedestrian access gate, front garden area with established borders and courtesy light.

To the rear the property has a parking area, outside tap, gates to garden area where there is a paved patio area, steps lead down to gravelled areas.

**Agents Notes**

This property is offered for sale with no onward chain.

**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 Band**

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

**Viewings**

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 7EA

What3Words Reference is ///havens.sued.amps

**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.com  
www.rightmove.co.uk  
www.onthemarket.com