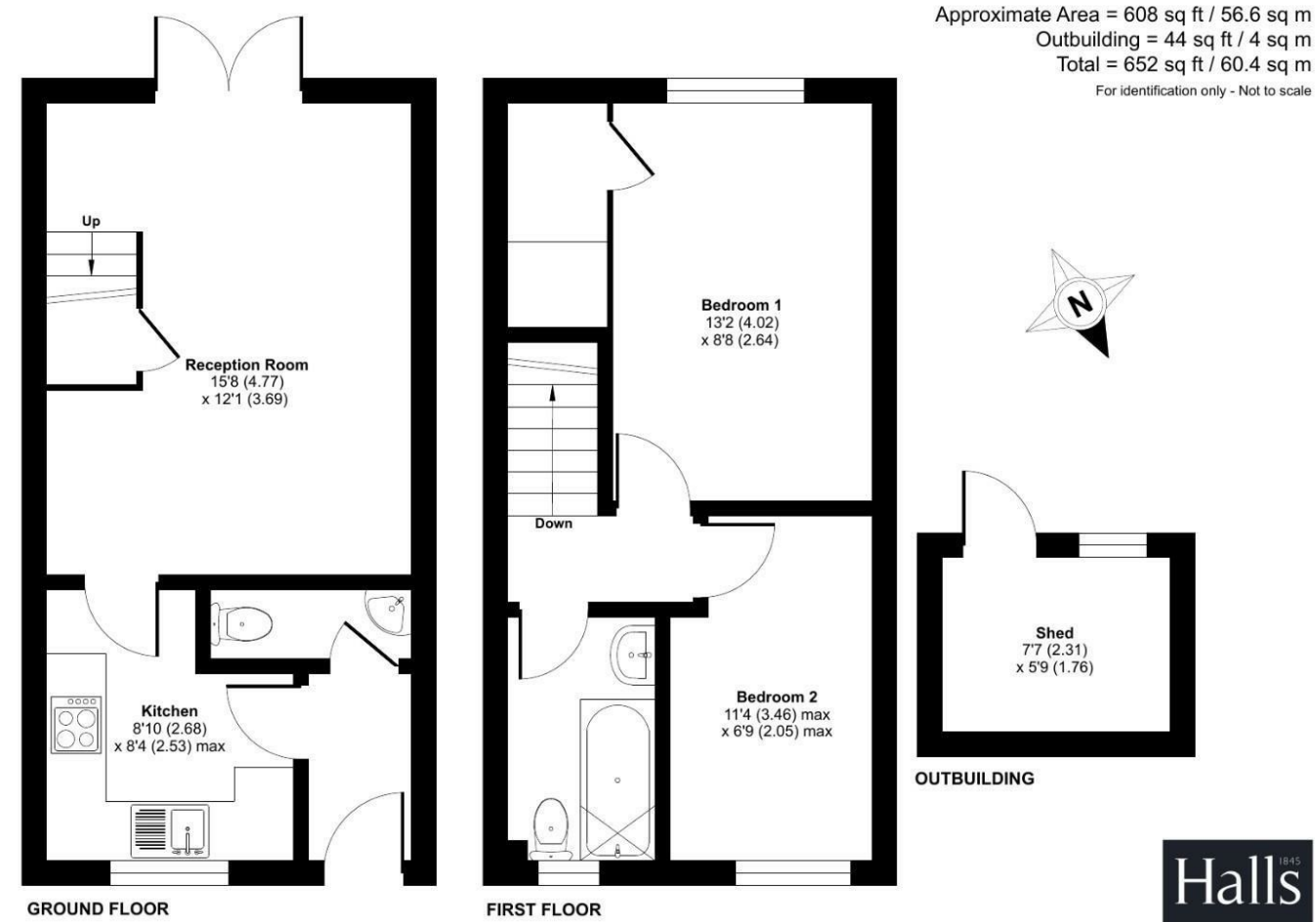


FOR SALE

137 Heritage Way, Llanymynech, SY22 6LN



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1257643



FOR SALE

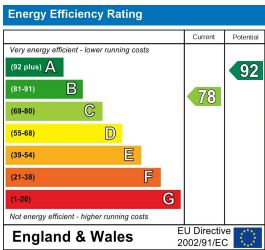
Offers in the region of £182,500

137 Heritage Way, Llanymynech, SY22 6LN

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



137 Heritage Way is a well presented two bedroom semi-detached house located in Llanymynech. The property is split over two levels, downstairs comprises of a newly fitted kitchen, downstairs toilet and a spacious reception room with French doors leading out to private rear garden area. The upper level benefits from a family bathroom and two well proportioned bedrooms. The principle bedroom also provides a dressing area and access to the loft. Externally, 137 Heritage Way offers space for two cars, a rear garden with raised flower beds and a combination of lawn, paved, and gravel area.



01938 555 552

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



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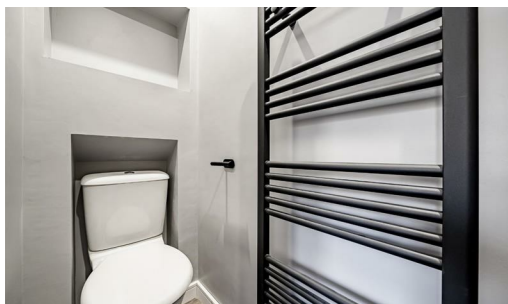
1 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



- Well presented two bedroom semi-detached house
- Newly fitted kitchen and spacious reception room
- Upper level benefits from a family bathroom and two well proportioned bedrooms
- Principle bedroom also provides a dressing area and access to the loft
- Parking space for two cars
- Rear exterior offers a combination of lawn, paved and gravel area

UVPC frosted double glazed door leading to

Hallway

Wooden effect vinyl flooring, radiator.

W.C.

Wooden effect vinyl flooring, heated towel rail, low level W.C.

Kitchen

Worktops with tiled splashback surroundings, base and wall units, one and a half sink and drainer unit with mixer tap, washing machine (which will be left in the property), NEFF gas hob and cooker, extractor fan, space for freestanding fridge, double glazed front facing window, radiator.

Living Room

Spotlights, radiator, UVPC double glazed French doors opening to rear garden, stairs off.

Bathroom

Tiled flooring, heated towel rail, low level W.C., vanity sink unit, tiled bath area with mains shower over bath with glass screen, frosted double glazed front facing window.

Bedroom One

Double glazed rear facing window, radiator, walk-in wardrobe with boiler and loft access.

Bedroom Two

Double glazed front facing window, radiator

Externally

Canopy over front door, two parking spaces, side gate access from the front of the property into the rear garden. The rear garden has a patio area and path, lawned area with raised flower beds and gravelled area with shed. The boundary is the wooden fence.

Agents Notes

All doors throughout the house are oak.

Services

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

Local Authority/Tax Band

Shropshire Council, Oswestry Library, Arthur Street, Oswestry, Shropshire, SY11 1JN.
Telephone: 0345 678 9000

The property is in band 'B'

Viewings

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

Directions

Postcode for the property is SY22 6LN

What3Words Reference is insect.suppose.ignore

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.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com