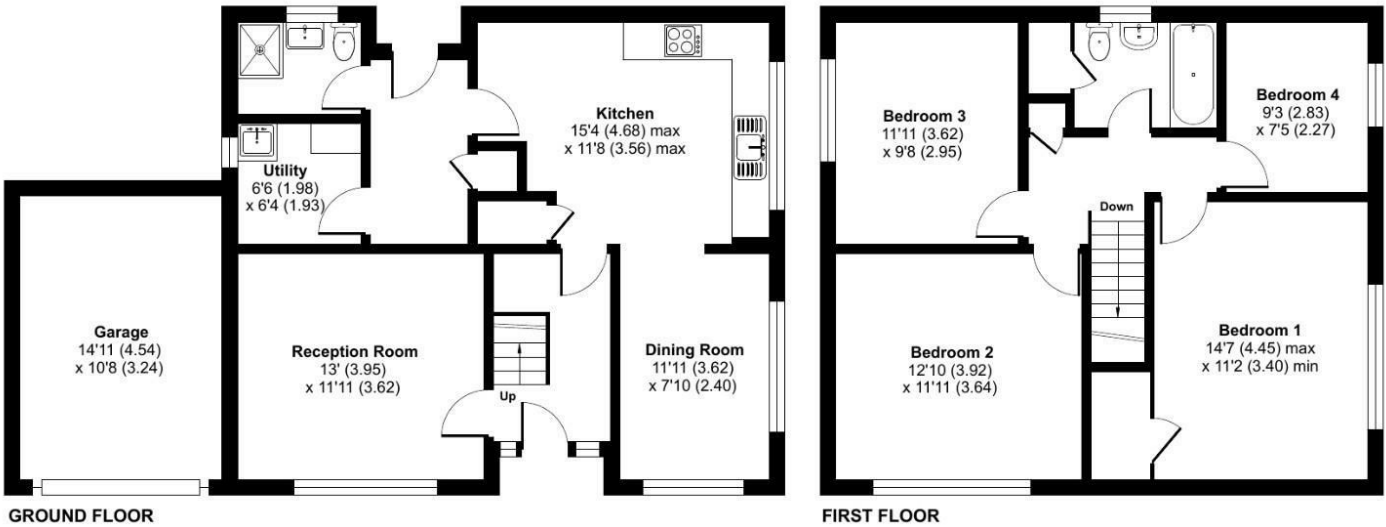


FOR SALE

Birchlea Milford Road, Newtown, Powys, SY16 2DZ



Approximate Area = 1320 sq ft / 122.6 sq m
Garage = 158 sq ft / 14.6 sq m
Total = 1478 sq ft / 137.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1326609



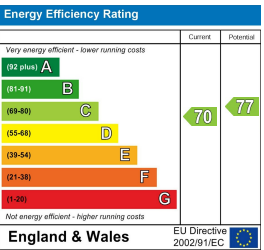
FOR SALE

Offers in the region of £375,000

Birchlea Milford Road, Newtown, Powys, SY16 2DZ

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 a short walk from the town centre and local amenities, this spacious four bedroom detached family home requires general modernisation. The well laid out accommodation comprises of an entrance hall, lounge, kitchen opening into dining room, rear hallway, shower room, utility room, landing, four generously proportioned bedrooms and bathroom. The property has gas fired central heating, double glazing, off road parking, single garage, and lawned areas to side and rear of the property. A great location for those requiring easy access to the town centre. No onward chain.



01938 555552

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



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01938 555552



2 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



- **Spacious four bedroom detached family home**
- **Requires general modernisation**
- **Well laid out accommodation**
- **Gas fired central heating, double glazing, off road parking, single garage and lawned areas**
- **Great location with easy access to town centre**
- **No onward chain**

Frosted double glazed entrance door with frosted double glazed side windows leading into

Entrance Hall

Stairs off, radiator, door to Kitchen, Dining Room and Lounge.

Lounge

Double glazed windows to front elevation, radiator, Living Flame gas fire set on slate hearth, two wall light points, television point.

Dining Room

Double glazed windows to both front and side elevations, radiator, television point, opening into

Kitchen

Fitted with a range of wall and base units with laminate work surfaces, electric hob and oven, extractor canopy, double glazed window to side elevation, stainless steel sink drainer unit, radiator, wall mounted Worcester boiler with heating timer controls, walk in pantry.

Rear Hallway

Shelved storage cupboard, panel glazed door to rear.

Shower Room

Walk in shower, wall mounted wash hand basin, low level W.C., frosted double glazed window to rear elevation, extractor fan, radiator.

Utility Room

Ceramic sink, plumbing and space for washing machine, double glazed window to side elevation, part tiled walls.

Landing

Loft access, shelved airing cupboard.

Bedroom One

Double glazed window to side elevation, radiator, large built in wardrobe.

Bedroom Two

Double glazed window to front elevation, radiator.

Bedroom Three

Double glazed window to side elevation, radiator.

Bedroom Four

Double glazed window to side elevation, radiator.

Bathroom

Fitted with a coloured three piece suite comprising of bath, pedestal wash hand basin, low level W.C., double glazed window, radiator, access to airing cupboard, tiled splashbacks.

Externally

To the front, the property has a Tarmacadam parking and turning area, to the side there is a lawned area and to the rear there is a further lawned area with greenhouse and a single garage with up and over door, power and light.

Agents Notes

This property is offered for sale with no onward chain.

Services

Mains electricity, water, drainage and gas 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.

Directions

Postcode for the property is SY16 2DZ

What3Words Reference is lottery.whirlwind.inversion

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