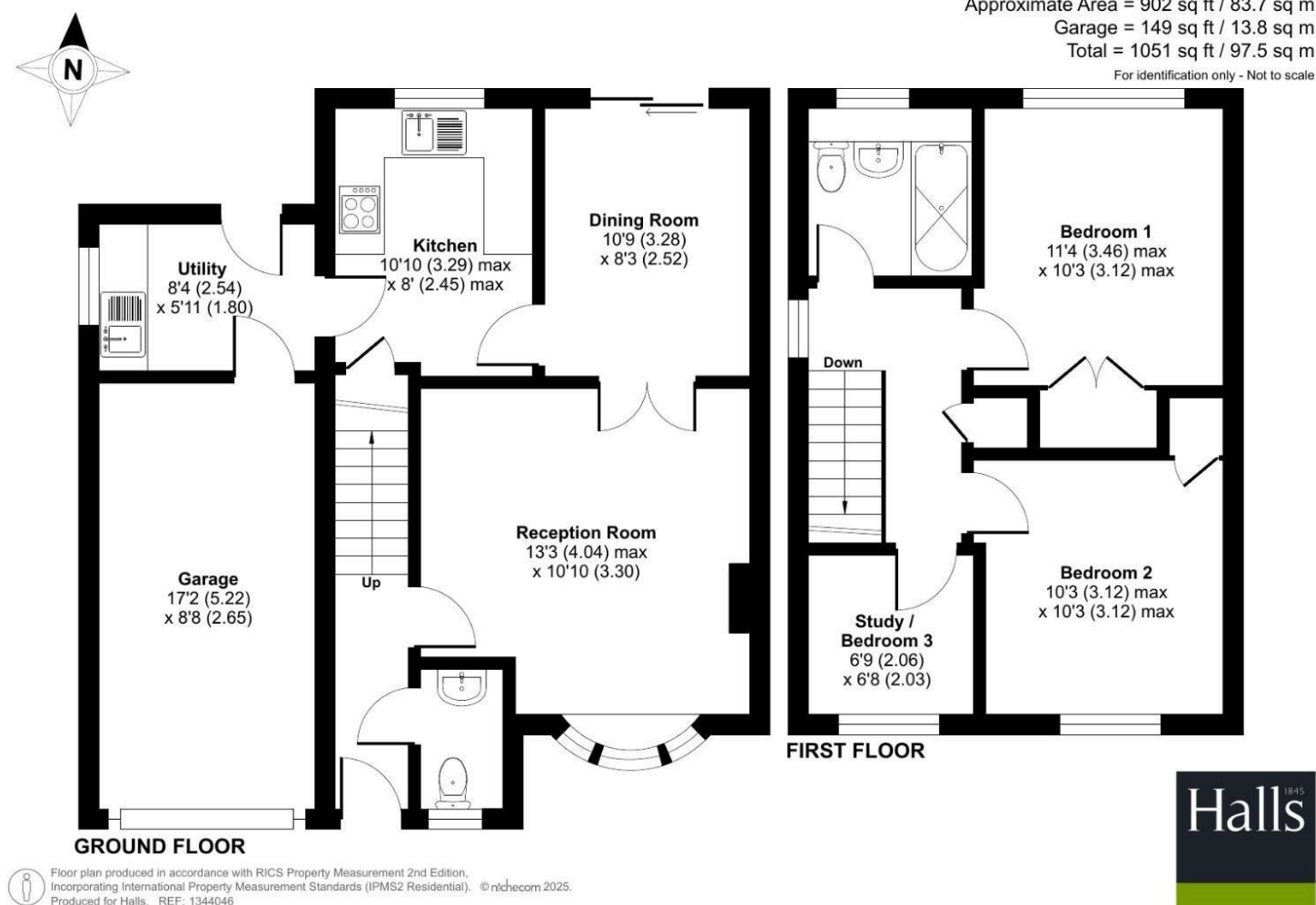


FOR SALE

5 Heatherwood, Forden, Welshpool, Powys, SY21 8LQ

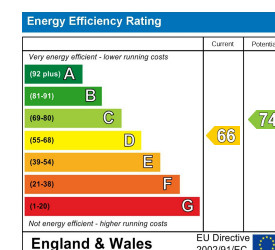


5 Heatherwood, Forden, Welshpool, Powys, SY21 8LQ

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 in the popular village of Forden close to local shops, schools and amenities in Welshpool, this detached family home has a generous rear garden, off road parking for two vehicles, single garage, double glazing and oil fired heating. The accommodation comprises of an entrance hall, W.C., lounge, dining room, kitchen, utility room, landing, two double bedrooms with built in wardrobes, single bedroom and family bathroom. The property is located in a quiet cul de sac location with farmland views to the rear.



01938 555552

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



onTheMarket.com



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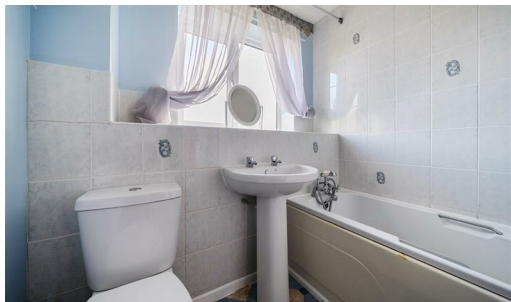
2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- Detached three bedroom family home
- Located in the popular village of Forden
- Two double bedrooms with built-in wardrobes
- Quiet cul-de-sac location with farmland views to the rear
- Off-road parking for two vehicles
- Generous rear garden

Frosted double glazed entrance door leading into

Entrance Hall

Stairs off, radiator.

W.C.

Wall mounted wash hand basin, low level W.C., radiator, frosted double glazed window to front elevation.

Lounge

Electric fire with marble hearth and backing and decorative timber surround, double glazed bay window to front elevation, telephone point, television point, radiator, smoke alarm, panel glazed French doors leading to

Dining Room

Double glazed patio doors to rear, radiator.

Kitchen

Fitted with a range of wall and base units with laminate work surfaces, electric hob and oven, extractor canopy, stainless steel sink drainer unit, double glazed window to rear elevation, tiled splashbacks, radiator, space for fridge, under stairs storage cupboard.

Utility Room

Plumbing and space for washing machine and dishwasher, base units with laminate work surfaces, stainless steel sink drainer unit with tiled splashbacks, radiator, double glazed window to side elevation, frosted double glazed rear access door, door to Garage, extractor fan.

Landing

Double glazed window to side elevation, airing cupboard, loft access, smoke alarm.

Bedroom One

Double glazed window to rear elevation with rural views, radiator, built in double wardrobe, television point.

Bedroom Two

Double glazed window to front elevation, radiator, built in single wardrobe, television point.

Bedroom Three

Double glazed window to front elevation, radiator.

Bathroom

Fitted with a white suite comprising of bath with mixer tap and electric shower over, tiled splashbacks, pedestal wash hand basin, low level W.C., frosted double glazed window to rear elevation, radiator, extractor fan.

Externally

To the front, the property has tarmac off road parking for two cars, lawned area, single garage with up and over door (garage has loft access, oil boiler and fuse board) and gate to rear. To the rear is a generous lawned rear garden with timber fence surround, oil tank, stocked borders and paved patio area. To the side of the property is a further lawned area and outside tap.

Services

Mains electricity, water, drainage and oil 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 'D'

Directions

Postcode for the property is SY21 8LQ

What3Words Reference is tools.subway.dunk

Viewings

Strictly by appointment only with the selling agents:
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

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