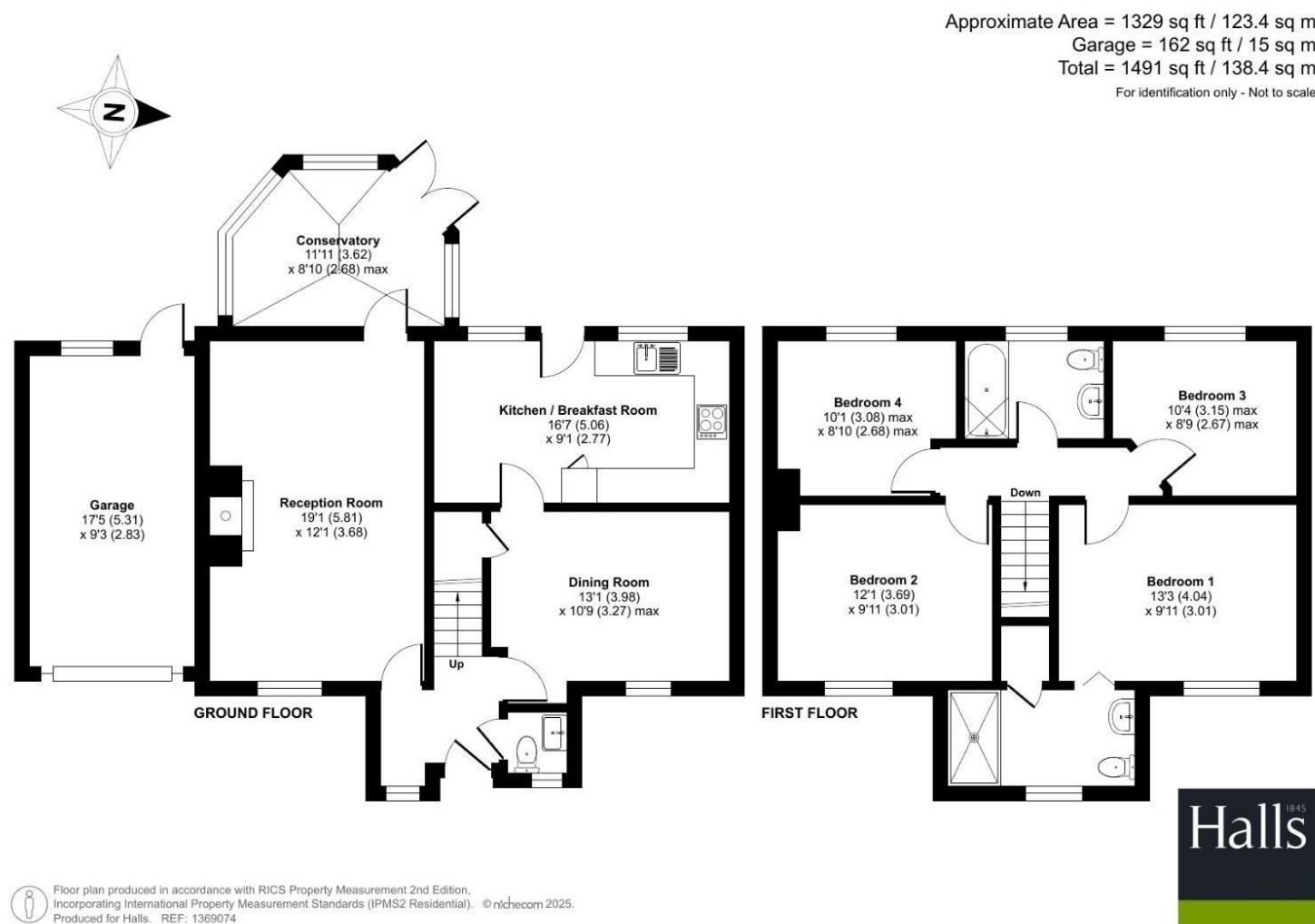


FOR SALE

The Baytrees, 8 Fir Court Drive, Churchstoke, Montgomery, Powys, SY15 6AZ



FOR SALE

Offers in the region of £325,000

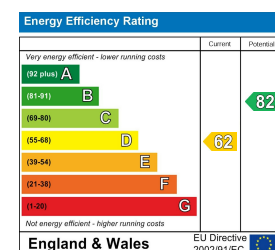
The Baytrees, 8 Fir Court Drive, Churchstoke, Montgomery, Powys, SY15 6AZ

Situated in the popular village of Churchstoke, this spacious four bedroom detached family house offers accommodation comprising of an entrance hall, W.C., lounge with inset stove, dining room, kitchen/breakfast room, conservatory, landing, principal bedroom with ensuite shower room, three further bedrooms and family bathroom. The property benefits from double glazing, a single garage and oil fired central heating.

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 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



- Popular village location
- Private rear garden
- Principal bedroom with ensuite
- Single garage
- Cul-de-sac situation
- Double glazing and oil fired central heating

Frosted double glazed entrance door into

Entrance Hall
Central heating radiator, stairs off, smoke alarm, telephone point.

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

Through Lounge
Double glazed window to front elevation, television point, two central heating radiators, inset wood burning stove set on tiled hearth with brick surround, double glazed door and window to conservatory.

Conservatory
Tiled floor, double glazed windows to three elevations, double glazed French doors leading onto the patio area, wall light point.

Dining Room
Double glazed window to front elevation, central heating radiator, under stairs storage cupboard.

Kitchen
Fitted with a range of cream high gloss wall and base units with laminate work surfaces, induction hob and oven, space and plumbing for washing machine and dishwasher, stainless steel extractor canopy, stainless steel sink drainer unit, tiled floor, two double glazed windows overlooking the rear garden, UPVC double glazed access door, tiled splash backs, central heating radiator.

Landing
Loft access, central heating radiator.

Bedroom One
Double glazed window to front elevation, central heating radiator.

Ensuite Shower Room
Large walk in shower, low level W.C., wash hand basin set on vanity unit with storage cupboard under, central heating radiator, heated chrome towel rail, extractor fan, shelved airing cupboard, shaver points, frosted double glazed window to front elevation.

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

Bedroom Three
Double glazed window to rear elevation, central heating radiator.

Bedroom Four
Double glazed window to rear elevation, central heating radiator.

Bathroom
Fitted with a white three piece suite comprising of bath with shower over and screen, pedestal wash hand basin, low level W.C., extractor fan, central heating radiator, frosted double glazed window to rear, tiled splashbacks.

Externally
To the front, the property has blocked paved driveway parking for two vehicles, single garage with up and over door, lawned area, pedestrian access gate to either side of the property and courtesy light. To the rear there is a paved patio area, Worcester Greenstar oil fired boiler, lawned area, storage shed, stocked borders with a variety of shrubs, rear pedestrian door to garage, tap, oil tank. The garage measures 17'0 x 9'3 with power, light and mezzanine storage.

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 SY15 6AZ

What3Words Reference is: saloons.hockey.fidgeted

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