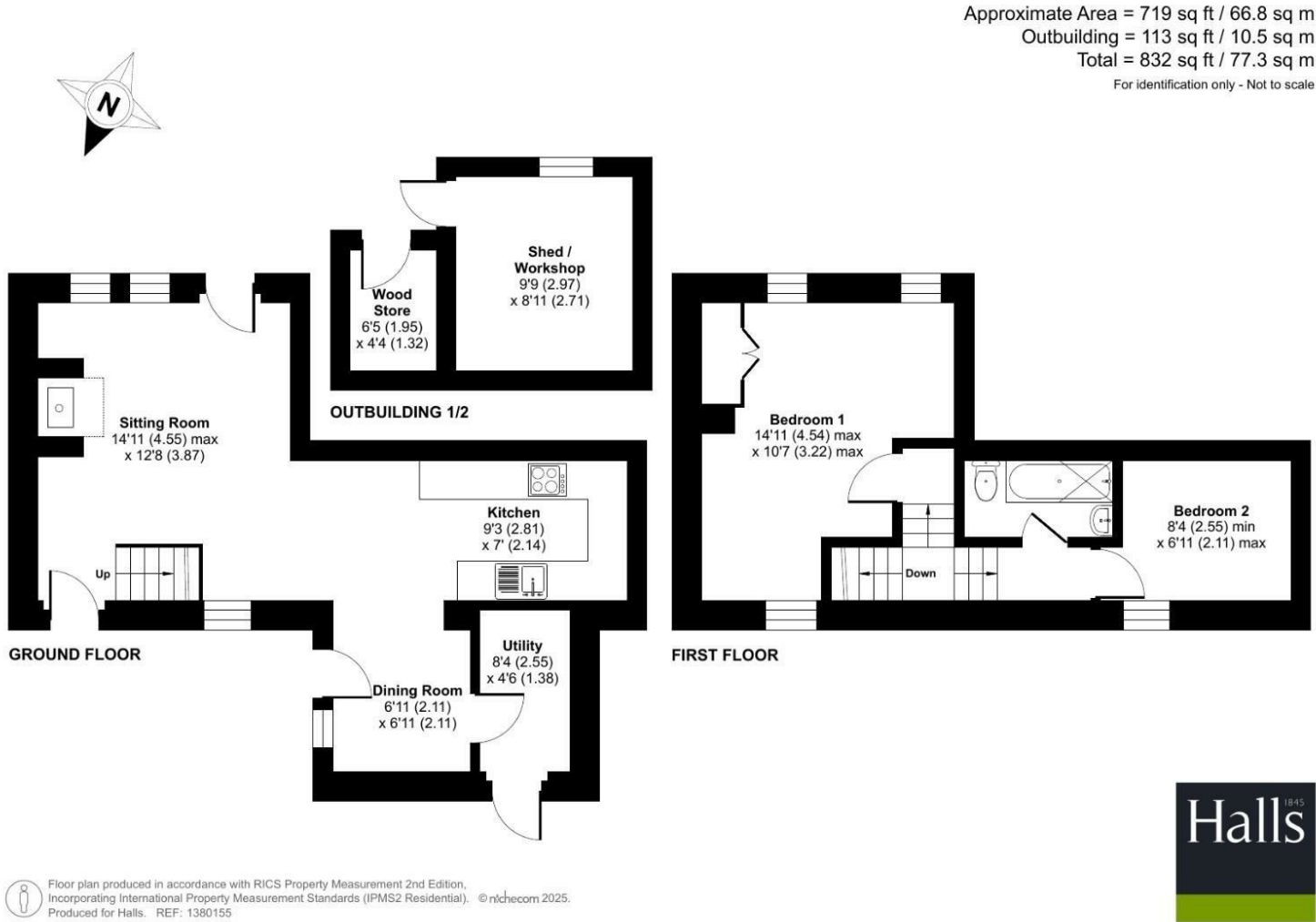


FOR SALE

4 Fir Court Mews Fir Court Avenue, Church Stoke, Montgomery, SY15 6BA



FOR SALE

£180,000

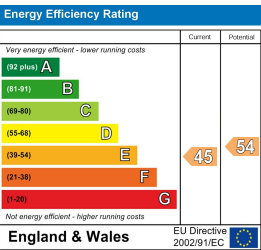
4 Fir Court Mews Fir Court Avenue, Church Stoke, Montgomery, SY15 6BA

Situated in the popular village of Churchstoke a short walk from local amenities, this Grade II listed barn conversion comprises of a lounge with inset multi view stove opening into the kitchen with dining area and utility room, landing, generous principal bedroom, bathroom and a second bedroom. The property has a lovely cottage feel with a number of exposed beams and has a wraparound lawned garden to the side and rear with wood store, oil boiler, shed and a generous parking area to the front.

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.





hallsgb.com


Residential / Fine Art / Rural Professional / Auctions / Commercial

hallsgb.com

01938 555552


1 Reception
Room/s


2 Bedroom/s


1 Bath/Shower
Room/s



- Grade II listed 2 bedroom barn conversion
- Charming cottage character throughout
- Located in the popular village of Churchstoke
- Wraparound lawned garden to side and rear
- Additional features include wood store, oil boiler and shed
- Generous parking area to front of property

Timber entrance door leading into

Lounge

Inset multifuel stove set on quarry tiled hearth with brick surround and oak mantelpiece, exposed beams, stairs off, rear access door, two double glazed windows to front elevation, double glazed window to rear elevation, radiator, three wall light points, opens into

Kitchen

Fitted with a range of base units with laminate work surfaces, one and a half bowl sink drainer unit with mixer tap, plumbing and space for washing machine and dishwasher, electric hob and double oven, stainless steel extractor canopy, tiled floor, space for fridge freezer, opens into

Dining Area

Radiator, exposed beams, panel glazed door and window to side elevation, exposed stonework to one wall.

Utility Room

Vaulted ceiling, plumbing and space for tumble dryer, shelving, tiled floor, door to rear, exposed beams.

Landing

Loft access, exposed a-frame and ceiling beams.

Bedroom One

Airing cupboard with shelving, two double glazed windows to front elevation, double glazed window to rear elevation, double glazed roof light creating a light, bright and airy room, exposed ceiling beams, radiator.

Bathroom

Bath with electric shower over, low level W.C., pedestal wash hand basin, shaver point, part tiled walls, radiator, extractor fan, exposed wall beam.

Bedroom Two

Double glazed roof light, exposed ceiling beam, radiator.

Externally

To the front, the property has a gravelled parking area and a gate to the side. To the side of the property is a wood store, courtesy light, shed, wraparound lawn, oil tank, hedge surround and oil boiler.

Agents Notes

This property is Grade II listed.

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 6BA

What3Words Reference is lunching.dial.sulked

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