

54 Parc Hafod Four Crosses SY22 6NZ



4 Bedroom House - Detached
Offers In The Region Of £330,000

The features

- EXCELLENT FAMILY HOME
- RE-FITTED KITCHEN, UTILITY AND CLOAKROOM
- 3 FURTHER BEDROOMS AND BATHROOM
- AMPLE PARKING AND GARAGE
- NO UPWARD CHAIN
- LOUNGE AND DINING ROOM
- PRINCIPAL BEDROOM WITH EN SUITE
- ENVIABLE VILLAGE LOCATION
- ENCLOSED REAR GARDEN



***** ENVIABLE CUL DE SAC LOCATION *****

An attractively presented and improved 4 bedroom Detached home, perfect for a growing family.

Occupying an enviable position tucked away in a cul de sac location on the edge of this popular village with ease of access to Shrewsbury, Oswestry and Welshpool.

The accommodation briefly comprises Reception Hall, Lounge, Dining Room, re-fitted Kitchen, Utility, Cloakroom, Principal Bedroom with contemporary en suite, 3 further Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, ample parking, garage and private enclosed rear garden.

Offered for sale with no upward chain, viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position on the edge of this popular village. Four Crosses is self sufficient with a good range of amenities including school, a garage and shop. There is also a doctors surgery & a hairdressers/beauty parlour., church and lovely countryside walks on the door step.

RECEPTION HALL

Covered entrance with outside light and door opening to spacious Reception Hall with LVT flooring, radiator.

LOUNGE

A well appointed room with walk in bay window overlooking the front, media point, radiator.

DINING ROOM

Having sliding patio doors opening to the garden, tiled flooring, radiator.

KITCHEN

Attractively re-fitted with range of contemporary grey fronted units incorporating single drainer sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with worksurfaces over and having space beneath for dishwasher. Inset 4 ring hob with extractor hood over and oven and grill beneath and integrated fridge/freezer with matching fascia panels and a dishwasher. Tiled surrounds and range of eye level wall units, window to the rear, continuation of tiled flooring.

UTILITY ROOM

With range of base units with space for washing machine, wall mounted gas central heating boiler, tiled flooring, door to the garden. Radiator.

CLOAKROOM

With WC and wash hand basin, tiled floor, window to the rear, radiator.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing which is of a good size with access to roof space. Airing cupboard.

PRINCIPAL BEDROOM

Having window overlooking the rear garden, triple fitted wardrobe with mirror fronted sliding doors, radiator.

EN SUITE SHOWER ROOM

Re-fitted with contemporary suite comprising shower cubicle with direct mixer shower with drench head, wash hand basin and WC. Fully tiled walls, column style heated towel rail/radiator, window to the side.

BEDROOM 2

With window overlooking the front. built in wardrobes with mirror fronted sliding doors, radiator.

BEDROOM 3

With window to the front, radiator.

BEDROOM 4

With window to the front, radiator.

BATHROOM

Suite comprising panelled bath with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

OUTSIDE

The property is approached over driveway with parking for up to 4 vehicles and leading to the Garage with remote controlled door, power and lighting. Side pedestrian access leads to the enclosed Rear Garden which offers a great level of privacy, being laid mainly to lawn with paved sun terrace Side area housing garden storage shed.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band E - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

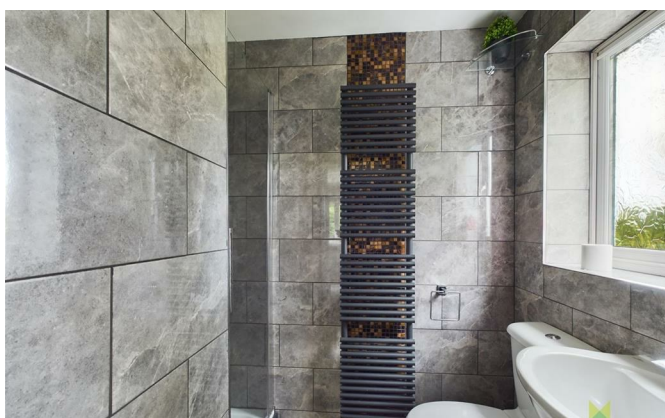
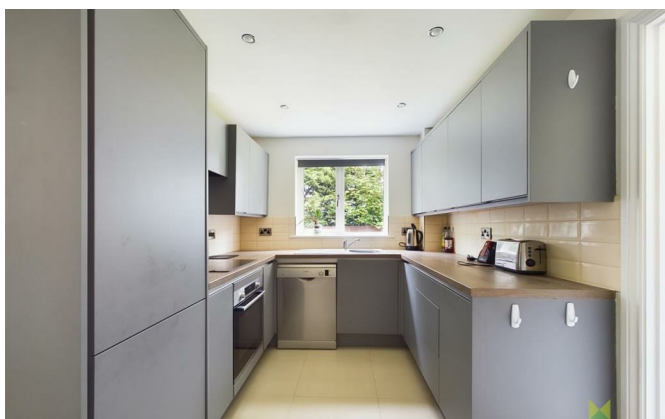
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

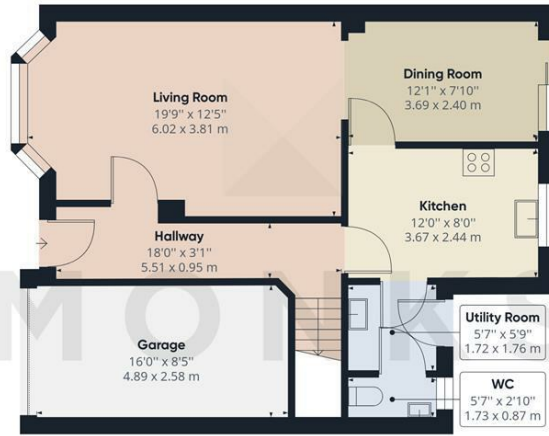
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We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

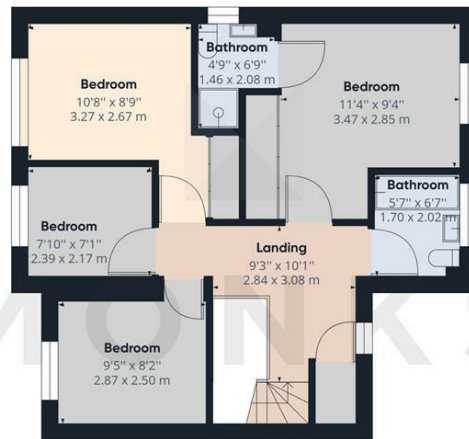
54 Parc Hafod, Four Crosses, SY22 6NZ.

4 Bedroom House - Detached
Offers In The Region Of £330,000





Approximate total area⁽¹⁾
1282.60 ft²
119.16 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	76	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

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