

# 7 Parc Hafod Four Crosses SY22 6NZ



**5 Bedroom House - Detached**  
**Offers In The Region Of £485,000**

## The features

- IMPRESSIVE 5 BEDROOM DETACHED HOUSE
- SPACIOUS AND VERSATILE ACCOMMODATION
- UTILITY AND CLOAKROOM
- 4 FURTHER DOUBLE BEDROOMS, BATHROOM AND SHOWER ROOM
- VIEWING ESSENTIAL.
- ENVIABLE COURTYARD LOCATION IN POPULAR VILLAGE
- THROUGH LOUNGE, DINING ROOM, RE-FITTED KITCHEN/BREAKFAST ROOM
- PRINCIPAL BEDROOM WITH DRESSING AREA AND EN SUITE
- DOUBLE GARAGE AND AMPLE PARKING. DELIGHTFUL GARDENS
- EPC RATING C



### \*\*\* FABULOUS 5 BEDROOM DETACHED FAMILY HOME \*\*\*

An excellent opportunity to purchase this immaculately presented detached home offering spacious and versatile accommodation over 3 floors - perfect for today's modern lifestyle - a growing family, those who work from home and those who love to entertain.

Occupying an enviable position in a courtyard of just 4 homes on the edge of this popular development which has good local facilities on hand is ideal for commuters with ease of access to Shrewsbury, Oswestry and Welshpool.

The accommodation briefly comprises Reception Hall, lovely through Lounge, Dining/Family Room, impressive refitted Kitchen/Breakfast Room with appliances, Utility and Cloakroom. On the First Floor is a large Principal Bedroom with Dressing area and en suite, 2 further double Bedrooms and Bathroom and on the Second Floor an additional 2 double Bedrooms and Shower Room.

The property has the benefit of central heating, double glazing, driveway with ample parking, double garage and lovely landscaped walled rear garden.

Viewing essential.

## Property details

### LOCATION

The property occupies an enviable private driveway position on this sought after development 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. For commuters there is ease of access to the County Town of Shrewsbury and nearby market Towns of Oswestry and Welshpool.

### RECEPTION HALL

Covered entrance with door opening to Reception Hall, wooden floor covering, radiator. Useful under stairs storage cupboard.

### CLOAKROOM

with suite comprising low flush WC and wash hand basin. Half tiled surrounds, radiator, wooden floor covering.

### IMPRESSIVE THROUGH LOUNGE

An excellent sized through room naturally well lit by window to the front and sliding patio doors opening onto the garden. Attractive wooden fire surround housing living flame fire, media point, radiators.

### DINING ROOM

with window overlooking the front, radiator.

### RE FITTED KITCHEN

Beautifully refitted with range of contemporary white fronted high gloss handle less units incorporating undermount sink with mixer taps set into base cupboard. Further range of base units comprising cupboards and drawers with quartz work surfaces over and having integrated dishwasher. Inset 4 ring hob with concealed extractor hood over and cutlery and pan drawers beneath, built in double oven and grill with storage above and below and pull out larder unit with recess to the side for fridge/freezer. Matching range of eye level wall units, recessed ceiling lights, contemporary wall mounted radiator and two windows overlooking the rear garden.

### UTILITY ROOM

with single drainer sink set into double base unit with work surface extending to the side with space beneath for washing machine. Wall mounted central heating boiler, door to the side.

### FIRST FLOOR LANDING

From the Reception Hall stairs lead to the First Floor Landing with Airing Cupboard and off which leads

### PRINCIPAL BEDROOM

A generous sized room having window to the front, media point, radiator. Range of bedroom furniture.

### DRESSING AREA

With an excellent range of ladies and gentleman's floor to ceiling wardrobes.

### EN SUITE SHOWER ROOM

with suite comprising shower cubicle with direct mixer shower unit, wash hand basin and WC set into vanity with storage and large wall mirror over. Complementary tiled surrounds and flooring, radiator and window to the rear.

### BEDROOM 2

A generous double room with window to the rear, radiator.

### BEDROOM 3

Another good sized double room with window overlooking the front, radiator.

### FAMILY BATHROOM

A well appointed room with suite comprising tiled shower cubicle with glazed door, panelled bath, wash hand basin and WC set into concealed high gloss vanity with storage and large wall mirror over. Complementary tiled surrounds, radiator, window to the rear.

### SECOND FLOOR LANDING

Staircase continues to the Second Floor Landing.

### BEDROOM 4

A large room having window overlooking the front, useful under eaves storage cupboards, radiator.

### BEDROOM 5

A great multi purpose room, ideal for those who work from home having window overlooking the front, useful under eaves storage, radiator.

### SHOWER ROOM

with suite comprising shower cubicle, wash hand basin and WC. Complementary tiled splash, radiator, velux roof light.

### DOUBLE GARAGE

The property is approached over a good sized drive way with parking for numerous cars and leading to the Double Garage with up and over door, power and lighting and personal door to the garden.

### GARDENS

The Front garden is laid to shaped lawn with flower



and shrub beds. Side pedestrian access leads to the lovely Rear Garden which has been beautifully landscaped with large paved sun terrace which runs across the width of the house and is perfect for those who love to dine and entertain outdoors. Shaped lawn with flower, shrub and herbaceous beds and additional paved sun terrace to the rear and enclosed with wooden fencing.

## **GENERAL INFORMATION**

### **TENURE**

We are advised the property is Freehold, We have been made aware the Grounds Maintenance Charge is £107.30 half yearly and we are advised the property is also still within it's NHBC warranty and would recommend both 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 - 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.

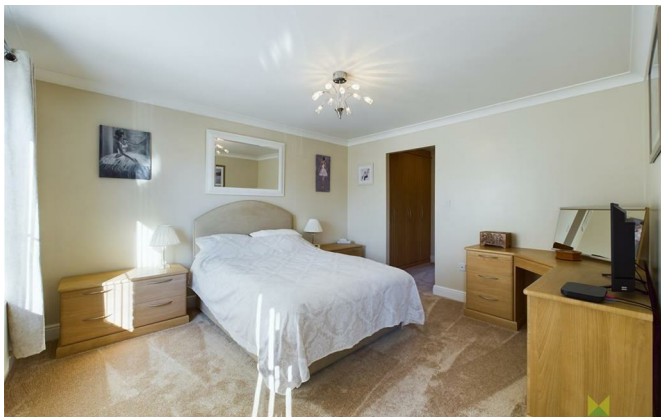
### **REMOVALS**

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

### **NEED TO CONTACT US**

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.

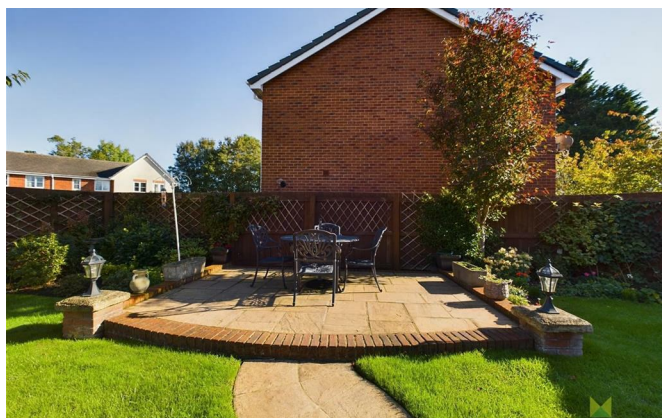




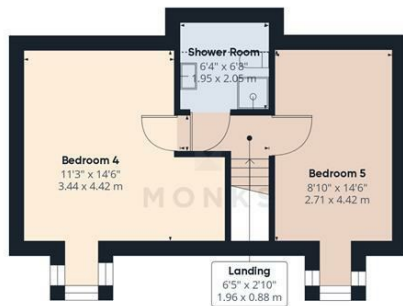


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#### Approximate total area<sup>1</sup>

2026.22 ft<sup>2</sup>  
188.24 m<sup>2</sup>

#### Reduced headroom

147.47 ft<sup>2</sup>  
1.27 m<sup>2</sup>

(1) Excluding balconies and terraces

#### Reduced headroom

Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## Judy Bourne

Director at Monks

judy@monks.co.uk

## Get in touch

Call. 01691 674567

Email. info@monks.co.uk

Click. www.monks.co.uk

## Oswestry office

16 Church Street, Oswestry,  
Shropshire, SY11 2SP

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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		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.