

45 Parc Hafod Four Crosses SY22 6NZ



2 Bedroom House - Semi-Detached
Offers In The Region Of £210,000

The features

- 2 BEDROOM SEMI DETACHED HOUSE
- RECEPTION HALL WITH CLOAKROOM
- CONTEMPORARY KITCHEN WITH APPLIANCES
- ENCLOSED REAR GARDEN
- EPC RATING C
- ENVIABLE LOCATION ON SOUGHT AFTER DEVELOPMENT
- 2 BEDROOMS AND BATHROOM WITH SHOWER
- DRIVEWAY WITH PARKING FOR 2 CARS
- VIEWING ESSENTIAL



***** PERFECT HOME FOR FOR FIRST TIME BUYERS *****

This well presented 2 bedroom semi detached home has been designed with today's modern lifestyle in mind, occupying an enviable cul de sac location in this popular and self sufficient village with ease of access to Oswestry, Welshpool and Shrewsbury.

Reception Hall with Cloakroom, Kitchen, Lounge/ Dining Room, 2 Double Bedrooms, and Family Bathroom.

Central heating, double glazing, driveway with parking for 2, and lovely enclosed Rear Garden.

Viewing essential.

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.

ENTRANCE HALLWAY

Covered entrance with storm porch, door leading into the Entrance Hallway. Tiled flooring, radiator and door opening to understairs storage cupboard. Further doors lead off,

LOUNGE

A well lit lounge with window and double opening french doors leading out to the Rear Garden. Feature log burner set upon tiled hearth and stairs leading to the First Floor Landing.

KITCHEN

The kitchen has been fitted with a range of wooden effect fronted base level units comprising cupboards and drawers with worktop over. Single drainer sink set into base unit, with window above overlooking the front aspect. integrated oven set into base unit and inset four ring gas hob with extractor hood over. Space beneath the worktop for washing machine. Further range of matching wall mounted units, space for fridge freezer, boiler and laminate flooring.

CLOAKROOM

With WC and wash hand basin with complimentary tiled splashback, tiled flooring and window to the front aspect. Radiator.

FIRST FLOOR LANDING

From the lounge stairs lead to the First Floor Landing with loft hatch and ladder providing access to loft space, and door opening to airing cupboard.

BEDROOM 1

Double bedroom with window to the front aspect. Radiator and door opening to handy storage cupboard.

BEDROOM 2

A good size room with window to the rear aspect. Radiator

BATHROOM

Fitted with a matching three-piece suite comprising of a paneled bath with shower head over and partially tiled walls, WC and wash hand basin with complimentary tiled splashback. Window to rear aspect, and heated towel rail.

OUTSIDE

To the front of the property, there is a driveway providing ample parking for two vehicles, and pathway leading to front door with gravel to the side for easy maintenance. To the side of the property there is an access gate into the Rear Garden. The garden has a paved patio area, area laid to lawn and slabs laid for a shed and enclosed by fencing on all three sides.

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 mains services are connected.

COUNCIL TAX BANDING

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

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' 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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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 | | |
| (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 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 | |

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- 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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