

Orchard House Llandrinio Llanymynech SY22 6SB



4 Bedroom House - Detached
Offers In The Region Of £360,000

The features

- DOUBLE FRONTED 4 BEDROOM DETACHED HOME
- RECEPTION HALL, LOUNGE, DINING/FAMILY ROOM, CONSERVATORY
- PRINCIPAL BEDROOM WITH ENSUITE
- THREE FURTHER BEDROOMS
- ESTABLISHED GARDENS TO THE FRONT AND REAR
- ENVIABLE VILLAGE LOCATION
- KITCHEN AND UTILITY ROOM
- FAMILY BATHROOM AND CLOAKROOM
- DRIVEWAY WITH OFF ROAD PARKING FOR NUMEROUS VEHICLES
- ENERGY PERFORMANCE RATING 'TBC'



***** DOUBLE FRONTED DETACHED FAMILY HOME *****

An opportunity to purchase this spacious four bedroom mature detached double fronted family home perfect for the growing family or those who work from home. Offering some scope for modernisation and offered for sale with no upward chain.

Occupying an enviable position being a short stroll from the village amenities and ease of access to the nearby Towns of Welshpool and Oswestry.

The accommodation briefly comprises Reception Hall, Lounge, Dining Room, Conservatory, Kitchen, Utility Room and Cloakroom, Principal Bedroom with En-suite, Three Further Bedrooms and Family Bathroom.

Having benefit of oil central heating, good sized driveway with parking for numerous vehicles, garage and enclosed front and rear gardens.

Viewings essential.

Property details

LOCATION

Occupying a truly enviable position, situated in the sought-after village of Llandrinio. The village boasts a wealth of amenities including a garage and convenience store, a public house, and a church. The nearby village of Four Crosses provides additional amenities, and the larger towns of Oswestry (9 miles), Welshpool (6.5 miles) and Shrewsbury (15 miles) offer a wide range of services such as shops, schools, supermarkets and train stations. The property is also conveniently close to the motorway network making it an ideal location for commuters.

RECEPTION HALL

Covered entrance with entrance door leading into the Reception Hall, staircase leading to the First Floor Landing. Doors leading off either side.

LOUNGE

A dual aspect room with window to the front aspect and French doors leading into the conservatory at the rear aspect. Feature electric fire. Laminate flooring. Radiator

DINING/FAMILY ROOM

with window to the front aspect, laminate flooring. Acces to understairs storage. Radiator, door leading into,

KITCHEN

fitted with range of cream fronted shaker style units

incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and having integrated dishwasher and fridge/freezer with matching fascia panels. Inset 4 ring hob with extractor hood over and oven and grill beneath, tiled surrounds and matching eye level wall units, tiled floor, radiator, window and door to the side.

CONSERVATORY

Being of brick based and sealed unit, French doors leading out to the Rear Garden. Power sockets.

UTILITY ROOM

With base level cupboards with work surface over, space below work surface for washing machine. Further range of wall mounted units, wall mounted combination boiler. Door leading out to the Rear Garden and further door leading out to the driveway.

CLOAKROOM

With WC and wash hand basin. Window to the rear aspect.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with access to the loft space, window to that aspect. Doors leading off,

PRINCIPAL BEDROOM

Double bedroom with window to the side aspect. Fitted wardrobe space, door leading into,

EN-SUITE

With suite comprising of shower cubicle, WC and wash hand basin. Partially tiled walls and vinyl flooring.

BEDROOM 2

Double bedroom with window to the front aspect, fitted wardrobe space. Radiator

BEDROOM 3

Double bedroom with window to the front aspect. Radiator.

BEDROOM 4

With window to the side aspect, fitted wardrobe. Radiator.

FAMILY BATHROOM

Suite comprising of large shower cubicle with electric shower head over. WC and wash hand basin. Window to the rear aspect, tiled walls and tiled flooring. Heated towel rail.

GARAGE

With up and over door to the front. Power and access to the side.

OUTSIDE

To the front of the property there is a large gravel driveway providing ample off road parking for several vehicles. Enclose with fencing and hedges

The Rear Garden has a paved patio area perfect for entertaining, area laid with lawn and bordered by flower border with established shrubs. Enclosed with fencing and hedges.

GENERAL INFORMATION**TENURE**

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

SERVICES

We are advised that mains electric, water and drainage are connected. Oil tank to the rear.

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.

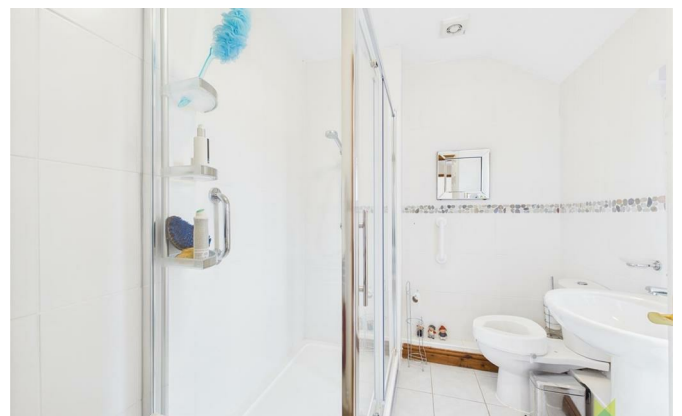
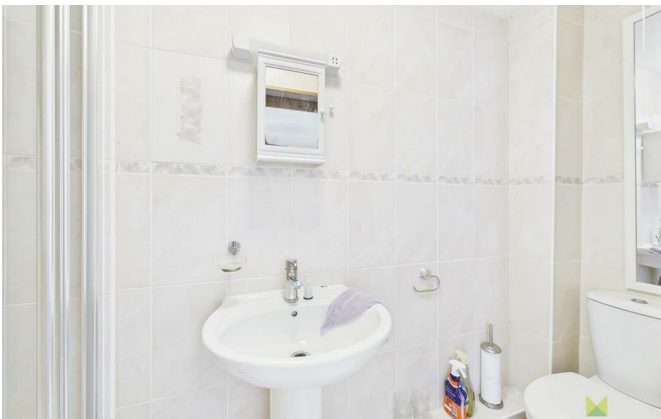
REMOVALS

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

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.





Orchard House , Llandrinio, Llanymynech, SY22 6SB.

4 Bedroom House - Detached
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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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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