



**Zaza Johnson & Bath**  
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: [www.zjandb.com](http://www.zjandb.com) ■ Email: [info@zjandb.com](mailto:info@zjandb.com)



## **6 Willow Close, Four Crosses, Llanymynech, Powys, SY22 6NF**

**£200,000**

A well positioned 2 bedroom semi detached property offering generous accommodation throughout including Entrance Hall, Living Room, Attractive Kitchen/Dining Room, 2 Double Bedrooms and Contemporary Bathroom, Electric Heating, Double Glazing, Low Maintenance Garden and Driveway Parking.



## **6 Willow Close, Four Crosses, Llanymynech, Powys, SY22 6NF**

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

### **Accommodation comprises**

uPVC double glazed entrance door.

### **Entrance Hall**

Staircase leads to First Floor Landing.

### **Lounge** 15' 6" x 14' 3" (4.72m x 4.34m)

Ornamental fireplace with wooden surround, walk in double glazed bay window to the front, electric panel heater.

### **Kitchen/Dining Room** 14' 3" x 9' 8" (4.34m x 2.94m)

Attractively fitted with contemporary shaker style units with solid beech block work tops, inset 1 1/2 bowl sink unit, tiled splash backs, integrated oven and hob with filter hood above, engineered oak flooring, double glazed window to the rear, electric panel heater, ample space for dining table, door to the rear.

### **Lean-to**

Double glazed windows and stable door to the rear.

### **First Floor Landing**

### **Bedroom 1 - Front** 9' 8" x 11' 9" (2.94m x 3.58m)

Double glazed window to the front, electric panel heater, built in wardrobe.

### **Bedroom 2 - Rear** 14' 3" x 8' 7" (4.34m x 2.61m)

2 double glazed windows to the rear overlooking garden, electric panel heater.

### **Bathroom**

Nicely fitted with 3 piece contemporary white suite including bath with twin shower over including drench head, wash set to vanity unit with sensor mirror above and WC, fully tiled around the bath, tiled flooring, heated towel rail, double glazed window to the side.

### **Outside - Front**

The property is approached over a tarmacadam driveway providing parking for at least 3 cars and pathway to the entrance door. The front garden is laid to lawn.

### **Rear Garden**

Low maintenance rear garden, enclosed by timber fencing. Gravel patios with raised beds. Hardstanding providing further parking space. Garden shed.

### **Council Tax Band C**

**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp

FLOOR PLANS FOR GUIDANCE ONLY

English | [Cymraeg](#)

8 Willow Close  
Four Crosses  
LEAMINGTON  
CV32 9RP

Energy rating  
**D**

Valid until: 26 October 2023  
Certificate number: 8345-2773-0306-2627-4116

Property type

Semi-detached house

Total floor area

71 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
[You can read guidance for landlords on the regulations and exemptions here \(www.gov.uk/guidance/energy-efficiency-rated-properties-in-energy-efficiency-related-rental-laws\)](#)

Energy rating and score

This property's energy rating is D. It has the potential to be B.  
[See how to improve this property's energy efficiency](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance



### **FREE MORTGAGE ADVICE**

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

**Your home may be repossessed if you do not keep up repayments on your mortgage**