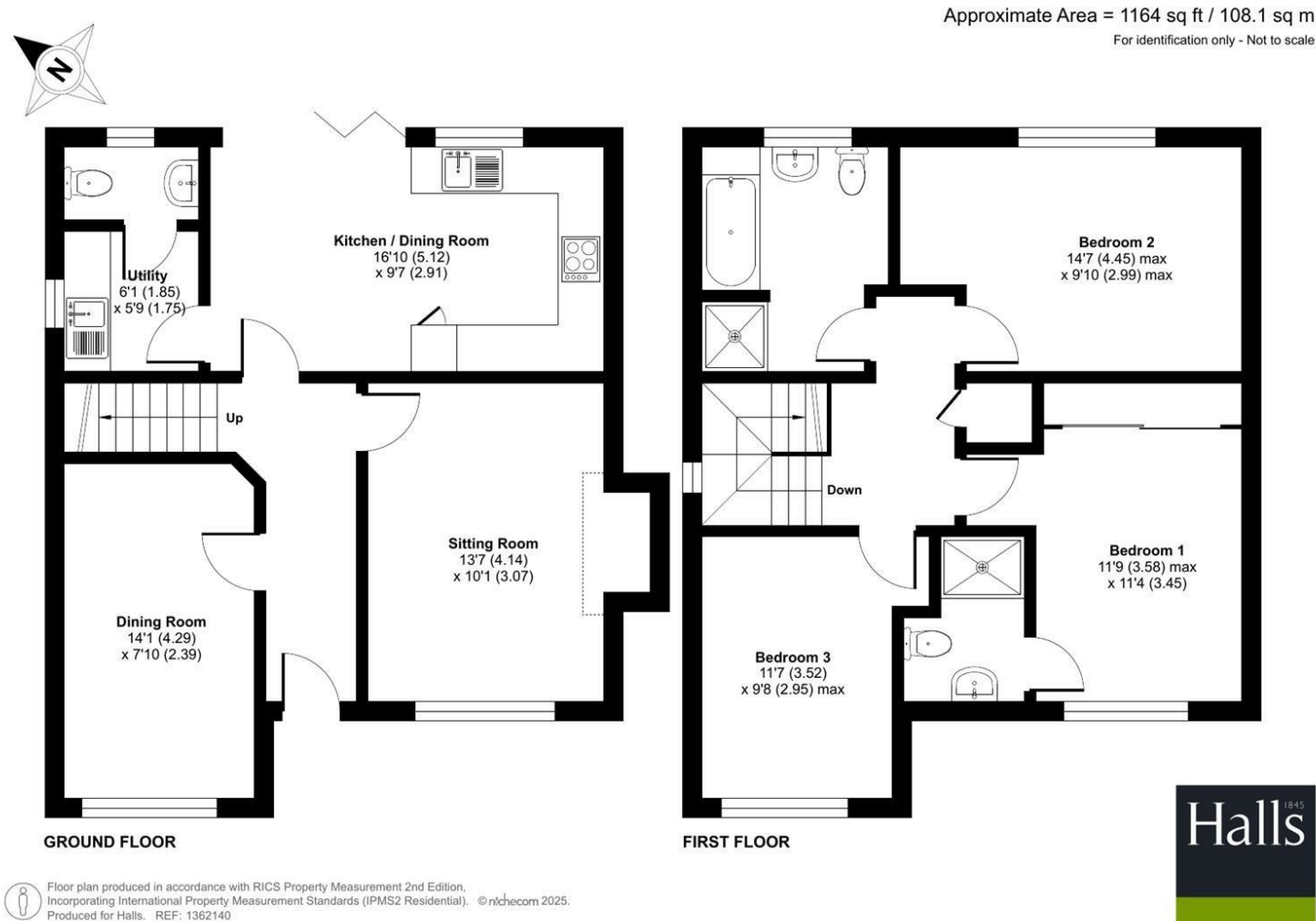


FOR SALE

34 Maes Sarn Wen, Four Crosses, Llanymynech, Powys, SY22 6NT

Halls 1845



FOR SALE

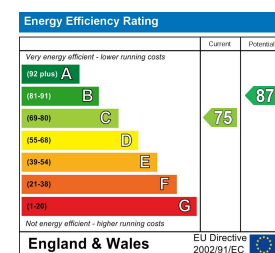
Offers in the region of £345,000

34 Maes Sarn Wen, Four Crosses, Llanymynech, Powys, SY22 6NT

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A superbly presented three-bedroom detached family home finished to a high specification throughout, situated within the popular village of Four Crosses. The property offers spacious and versatile accommodation with a modern open-plan kitchen/dining space, study/snug, enclosed garden, and ample parking.

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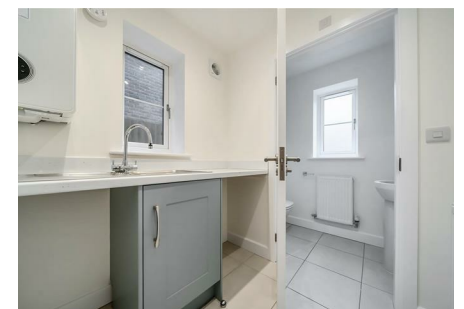
01691 670320

Oswestry Sales

20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry@halls.gb.com



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2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Detached three-bedroom family home
- High-specification contemporary finish
- Superb open-plan kitchen/dining room
- En-suite to principal bedroom
- Enclosed lawned rear garden with patio
- Driveway parking for several vehicles

DESCRIPTION

A beautifully presented three-bedroom detached family home, forming part of a popular modern development within the sought-after village of Four Crosses. Finished to a high specification throughout, the property offers spacious and versatile accommodation ideal for families or professionals seeking a well-connected village location.

The ground floor features a welcoming reception hall with a cloakroom, a bright and airy lounge with dual-aspect windows, and a versatile study/snug — perfect for home working. The heart of the home is the superb open-plan kitchen and dining room, fitted with contemporary units and integrated appliances, providing an excellent space for family living and entertaining. A separate utility room offers additional practicality and access to the rear garden.

Upstairs, the principal bedroom benefits from a modern en-suite shower room, while two further well-proportioned bedrooms are served by a stylish family bathroom.

Externally, the property enjoys an enclosed rear garden laid mainly to lawn with a patio seating area — ideal for outdoor dining and relaxation. A private driveway provides off-road parking for several vehicles.

A superb opportunity to acquire a modern, energy-efficient home in a convenient and well-served village, just a short drive from the market towns of Oswestry and Welshpool, with easy road links to Shrewsbury, Telford and Chester.

SITUATION

The property is located in the popular village of Four Crosses on the Shropshire/Powys border, which offers a good range of local amenities including a convenience store, Church, veterinary surgery and primary school. The village lies mid-way between the market towns of Oswestry and Welshpool on the A483, providing easy access to the wider road network for commuting to Shrewsbury, Telford and Chester.

OUTSIDE

The property enjoys an enclosed rear garden laid mainly to lawn with paved patio areas ideal for outdoor dining and relaxation. A gated side path provides access to the front. To the front and side of the property is a tarmac driveway providing parking for several vehicles, together with a small lawned foregarden and garden shed.

ACCOMMODATION

Reception Hall
A welcoming entrance area with front door, staircase leading to the first floor, radiator, and doors to the principal reception rooms. Access to:

Cloakroom
Fitted with a modern white suite comprising wash hand basin with tiled splashback and low-flush WC, radiator, and extractor fan.

Lounge
A bright and well-proportioned dual-aspect reception room featuring a large front window and double doors opening to the rear patio, allowing for excellent natural light. Ample space for furniture, television point, and radiator.

Study / Snug
A flexible second reception room ideally suited as a home office, playroom or snug, with front-facing window and radiator.

Kitchen / Dining Room
A superb open-plan living and dining space forming the heart of the home, fitted with a comprehensive range of modern wall and base units with work surfaces over, inset sink and drainer, integrated oven and hob with extractor cover, integrated fridge/freezer and dishwasher. Ample space for dining furniture and French doors opening directly onto the rear garden. Radiator.

Utility Room
Fitted with matching base units, work surface and sink, with space and plumbing for appliances. External door to rear garden and internal door to the cloakroom.

LOCATION

Situated in the popular Shropshire/Powys border village of Four Crosses, which has a good range of village amenities, including a convenience store, Church, vets and Primary School. Four Crosses is situated mid-way between the market towns of Oswestry and Welshpool on the A483 and is ideally situated for those wishing to commute with easy access on the B4393 Shrewsbury road, and onto Telford or the A483 Oswestry road onto Chester.

DIRECTIONS

Take the A483 out of Oswestry towards Welshpool, passing through Llanymynech on reaching Four Crosses turn left sign posted Llandrinio proceed along this road and proceed round the corner where Maes Sarn Wen will be viewed to the left hand side. Continue past the green area to the left, turn right at 'The Site Entrance', then left. The property will be viewed to the left hand side. Please note, there is current building works being carried out on the development.

VIEWINGS

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670320.

LOCAL COUNCIL

Powys County Council, Severn Road, Welshpool, Powys. TEL: (01938) 552828. Council Tax Band: C

W3W

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TENURE

FREEHOLD

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.