





Finchfield Rhos Common, Llanymynech, SY22 6RN
Offers In The Region Of £360,000

Occupying a lovely position with impressive views over surrounding countryside, this beautifully presented detached bungalow has been improved to provide well maintained accommodation throughout comprising of; Porch, entrance hall, living room, kitchen/breakfast room, two bedrooms, bathroom, utility and shower room. The garage has been converted into a hobby kitchen, there are wrap around gardens and parking area to the front. Being offered for sale with NO ONWARD CHAIN.



LOCATION

Located on the outskirts of the popular village of Four Crosses, the area has a host of amenities to include a petrol station with Post Office and convenience store, hairdressers and a medical practice, whilst the surrounding area is noted for its natural beauty. The property is well placed for access to the towns of Shrewsbury, Welshpool and Oswestry.

PORCH

7'2 x 4'11 (2.18m x 1.50m)

UPVC front door and window to each side, wood effect flooring, ceiling light and radiator. Door into;

ENTRANCE HALL

Spacious hallway with wood flooring, radiator, ceiling light, loft hatch with pull down ladder, and doors off too;

LIVING ROOM

17'6 x 12 (5.33m x 3.66m)

Light and airy room with upVC window to the front and side elevation with countryside views, radiator and ceiling light.

KITCHEN/BREAKFAST ROOM

13'1 x 11'11 (3.99m x 3.63m)

Modern fitted kitchen with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer below upVC window. Rangemaster cooker (to be negotiated separately) with extractor hood above, integrated fridge and dishwasher. Breakfast bar with hanging light above, wood effect flooring, part tiled walls, spot lighting and radiator.

UTILITY

7 x 8'1 (2.13m x 2.46m)

Base units with work surfaces over and void below for appliance, upVC window to the side and upVC side door, spot lighting, tiled walls and radiator. door into;

SHOWER ROOM

6'11 x 2'10 (2.11m x 0.86m)

Modern enclosed shower cubicle, upVC window to the side, extractor fan, radiator and spot light.

BEDROOM ONE

9'10 x 11'8 (3.00m x 3.56m)

Double room with fitted wardrobes to one wall, upVC window to the rear overlooking the garden and beyond, ceiling light and radiator.

BEDROOM TWO

11'8 x 7'11 (3.56m x 2.41m)

With upVC window to the rear overlooking the fields, ceiling light and radiator.

BATHROOM

8'11 x 5'6 (2.72m x 1.68m)

Modern suite comprising panelled bath, vanity unit with wash hand basin and WC. UPVC window to the rear, tiles to floor and walls, heated towel rail and spot lighting.

EXTERNAL**FORMER GARAGE/ HOBBY KITCHEN**

19'8 x 9'8 (5.99m x 2.95m)

The previous owner loved baking, and had the garage converted into a separate kitchen area ideal for hobbies. Fitted with a range of wall and base units with work surfaces over, integral double oven and hob with extractor hood over, inset sink with mixer tap and drainer. UPVC window to the side and upVC pedestrian door, ceiling light and tiled flooring.

GARDENS

To the front of the property is an area laid to lawn bound by fences. There is a pathway to both sides leading to the rear. One side is paved with a beautiful sitting area overlooking the adjoining fields. The rear has beautiful slab patio area with garden shed and bound by fencing.

Agent Note**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contact enquiries.

SERVICES

We are advised that mains electric, water and drainage services are connected. We understand the Broadband Download Speed is: Standard 2 Mbps & Ultrafast 1800 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contact enquiries.

COUNCIL TAX BANDING

We understand the council tax band is E - Powys. We would recommend this is confirmed during pre-contact enquiries.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Floor Plan
(not to scale - for identification purposes only)



General Service Local Authority: Powys County

Council

Council Tax Band: E

EPC Rating: D

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From Oswestry, proceed on the A483 towards Welshpool.

Pass through the villages of Pant and Llanymynech.

Continue along this road until reaching the main roundabout on the outskirts of Four Crosses and take the first exit signed Llandrino (B4393). Follow this road until the next junction with a mini roundabout and bear right and second exit again at the next roundabout, continue down this road turning left for Rhos Common, continue and the bungalow will be on the left hand side.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU

oswestry@rogerparry.net

01691 655334

**Roger
Parry
& Partners**



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.