





37 Fir Court Avenue, Churchstoke, Montgomery, SY15 6BA
£145,000

This well presented 2 double bedroom house enjoys countryside views to the rear. Situated in the popular village of Churchstoke, with easy access to Welshpool, Newtown and Shrewsbury, the property is offered with NO ONWARD CHAIN.



ENTRANCE

Composite front door to:

ENTRANCE HALLWAY

Wood effect flooring, night storage heater and staircase to the first floor.

KITCHEN

9'5" x 7'3" (2.89m x 2.22m)

Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, stainless steel sink with mixer tap under a uPVC double glazed window to the front aspect, part tiled walls, space for cooker and tall fridge/freezer and wood effect flooring.

SITTING ROOM

14'7" x 11'7" (4.47m x 3.55m)

Wood effect flooring, useful cupboard under the stairs, feature fire surround with coal effect electric fire inset and uPVC double glazed patio doors to the rear gardens with views towards open countryside.

FIRST FLOOR**LANDING**

Hatch to loft which is boarded.

BEDROOM ONE

8'8" x 11'7" (2.65m x 3.54m)

Wall mounted electric heater and a uPVC double glazed window to the rear aspect with views towards open countryside.

BEDROOM TWO

8'8" x 11'9" (2.65m x 3.59m)

Built in hanging and shelving. Built in airing cupboard and uPVC double glazed window to the front aspect.

SHOWER ROOM

Modern white suite comprising vanity unit with W.C., wash hand basin with mixer tap and cupboards below, double shower cubicle with electric shower, extractor fan and wall mounted heater.

OUTSIDE**FRONT**

Laid to lawn with paved path to front door.

REAR

The rear garden enjoys countryside views and has a patio entertainment area with a paved path to the rear of the garden and gravel borders. Garden shed. Bounded by panel fencing to the sides and a picket fence and gate to the rear.

PARKING

Communal parking to the front of the property.

GENERAL NOTES**TENURE**

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

SERVICES

We are advised that mains electric, water and drainage services are connected. Electric heating. We would recommend this is verified during pre-contract enquiries.

BROADBAND: Download Speed: Standard 19 Mbps & Superfast 80 Mbps.

Mobile Service: Likely

FLOOD RISK: Flooding from rivers: Very Low. Flooding from the sea: Very Low. Flooding from surface water and small watercourses: Risk greater than 3.3% chance each year. Please note our clients have advised they have never experienced any issues with flooding at the property.

COUNCIL TAX BANDING

We understand the council tax band is B. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

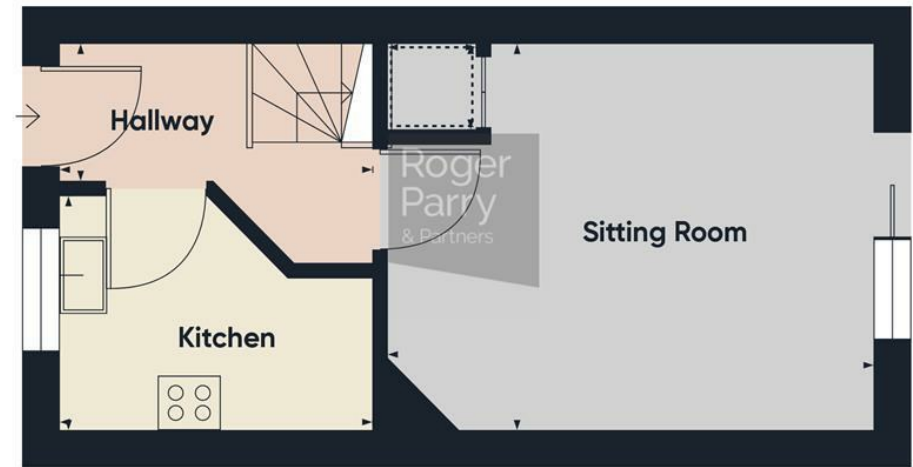
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

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

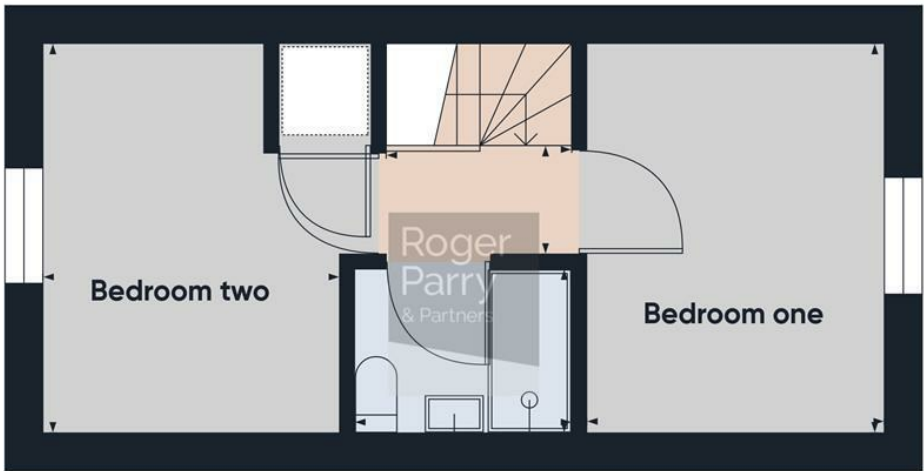
AGENTS NOTE

There is planning permission for housing on the field behind: Powys County Council - 25/1492/RES

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



Ground floor



Floor 1



Approximate total area⁽¹⁾

534.64 ft²
49.67 m²

Reduced headroom

9.15 ft²
0.85 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Local Authority: Powys County Council

Council Tax Band: B

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 Welshpool travel North on the A483 for about 1 mile to the roundabout. Take the 1st turning off (if travelling on the by pass or 2nd, turning if on the 'old road') to Churchstoke (Montgomery). Continue for a couple of miles and taking the first left after going through Forden.

Travel to Chirbury taking a right to Churchstoke. On entering the village at the T junction, turn right and second right into Fir Court Avenue, continue round to the left and the property will be found on the right hand side.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:

1 Berriew Street, Welshpool, Powys, SY21 7SQ
welshpool@rogerparry.net

01938 554499



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.