

Roger Parry & Partners

Brookland House, Westwood Park, Welshpool, SY21 7QP





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Offers In Excess Of £400,000

This impressive 4 bedroom detached house enjoys far reaching views to the rear and has a stunning open plan kitchen, living dining area. With a utility room, cloakroom, en suite shower room and family bathroom, wrap around gardens with a large driveway and integral garage. . Viewing is highly recommended in order to fully appreciate this unique property.

























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



Approximate total area(1)

172.7 m²

1859 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

ENTRANCE PORCH
Quarry tiled floor and composite door to:

ENTRANCE
Door to the cellar, window to the front and opening to:

OPEN PLAN KITCHEN/LIVING ROOM

LIVING ROOM
A bright and spacious triple aspect room with wood effect flooring. Opening to:

KITCHEN/DINING ROOM
A real feature of the property having bi fold doors to the rear enjoying far reaching views towards open countryside and leading to the enclosed decked entertainment area.
The kitchen area is fitted with a range of base cupboards and drawers with wooden work surfaces over, matching eye level cupboards, tall pull out larder cupboard, central island with wooden work top and cupboards below. A range of built in appliances to include: twin ovens, electric hob with stainless steel splashback end extractor hood over, dishwasher and tall fridge and freezer. Black one and a half bowl sink with mixer tap under a window to the side aspect, Staircase to the first floor and door to:

UTILITY ROOM
Fitted with base cupboards with work surfaces over, stainless steel sink with mixer tap under window to the front aspect, cupboard housing the Worcester gas central heating boiler, plumbing and space for washing machine, further appliance space, tiled floor and door to:

CLOAKROOM
Suite comprising low level W.C., vanity wash hand basin with mixer tap and cupboards under, tiled floor, wood panelling and window to the side.

CELLAR
Stairs leading down from the entrance to a useful storage area with door to the garage.

FIRST FLOOR LANDING
Radiator, hatch to loft and window to the front aspect.

BEDROOM 1
Radiator and window to the rear aspect with far reaching views towards countryside. Door to:

EN SUITE SHOWER ROOM
Suite comprising low level W.C., pedestal wash hand basin with mixer tap, walk in shower cubicle with twin heads, wood effect flooring and heated towel rail.

BEDROOM 2
A dual aspect room with windows to the front and side and a radiator.

BEDROOM 3
A dual aspect room with windows to the rear and side with far reaching views towards countryside and a radiator.

BEDROOM 4
A dual aspect room with windows to the front and side and a radiator.

FAMILY BATHROOM
Modern white suite comprising shower cubicle with twin heads, low level W.C., pedestal wash hand basin with mixer tap, panel bath with mixer tap and tiled splashback and tiled display recess, wood effect flooring and window to the rear.

OUTSIDE

FRONT AND SIDES
Steps lead down to the entrance porch. Sloping beds with flowers and shrubs. Path to one side which is laid to gravel for ease of maintenance, outside tap. Path to the other side which leads to a grassed side lawn with a sloping flower and shrub bed to the front boundary.

REAR
Wooden decked entertainment area with glass balustrade perfect to make the most of the far reaching views, leading down to a raised gravel area for further seating. Steps lead to the parking area.

OFF ROAD PARKING
Double gates lead to the large gravel parking and turning area which is bounded by panel fencing.

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 and water are connected. Gas central heating.

We understand the Broadband Download Speed is: Standard 16 Mbps & Ultrafast 1800 Mbps. Mobile Service: Good/ Likely. We understand the Flood risk is: Very Low. Flooding from surface water and small watercourses- Risk greater than 3.3% chance each year.. We would recommend this is verified during pre-contract 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 AND FEE DISCLAIMER

Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

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.







Local Authority: Powys County Council
Council Tax Band: F
EPC Rating: C
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 the town centre, proceed around the one way system up Church Bank and into Salop Road. Turn left into Cobden Street and Westwood Road. Westwood Park is second on the left and Brookland House is immediately on your left hand side. The entrance to the driveway is just before the turning to Westwood Park.

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 t o 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 s hould 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 b een 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.