

Roger Parry & Partners

47 Heritage Green, Forden, Welshpool, SY21 8LH





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£290,000

This modern 3 bedroom detached house benefits from a garage and good sized rear garden and is situated in a popular village location close to Welshpool. Having views towards countryside to the rear, off road parking for 3 cars and being in a cul de sac location.













ENTRANCE
Composite front door to:

ENTRANCE HALLWAY
Wood effect flooring, radiator and staircase to first floor. Door to:

LIVING ROOM
Bay window to front, radiator, useful under stairs storage cupboard and door to:

KITCHEN/DINING ROOM
Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, glass fronted display cupboards, stainless steel sink under window overlooking the rear garden, part tiled walls, integrated oven and microwave with cupboards above and below, electric hob with extractor hood over, plumbing and space for washing machine and dishwasher, space for tall fridge-freezer, further appliance space, radiator, wine rack, French doors to the gardens and door to:

CLOAKROOM
Low level W.C, ,wall mounted wash hand basin with tiled splash back, wood effect flooring and extractor fan.

FIRST FLOOR LANDING
Radiator, built in cupboard with hanging and shelf space, built in airing cupboard with tank and hatch to loft which is boarded.

BEDROOM 1
Radiator, window to side and front and built in double mirror fronted wardrobe with dressing table/desk to the side.

BEDROOM 2
Built in mirror fronted wardrobe, radiator and window to rear with views towards countryside.

BEDROOM 3
Radiator and window to front.

BATHROOM
White Suite comprising low level W.C,, pedestal wash hand basin, panel bath with mixer tap and separate shower over, wood effect flooring, heated towel rail, shaver socket, extractor fan, tiled walls and window to rear.

OUTSIDE

FRONT
Laid to lawn with driveway providing off road parking for 3 cars and leading to the garage.

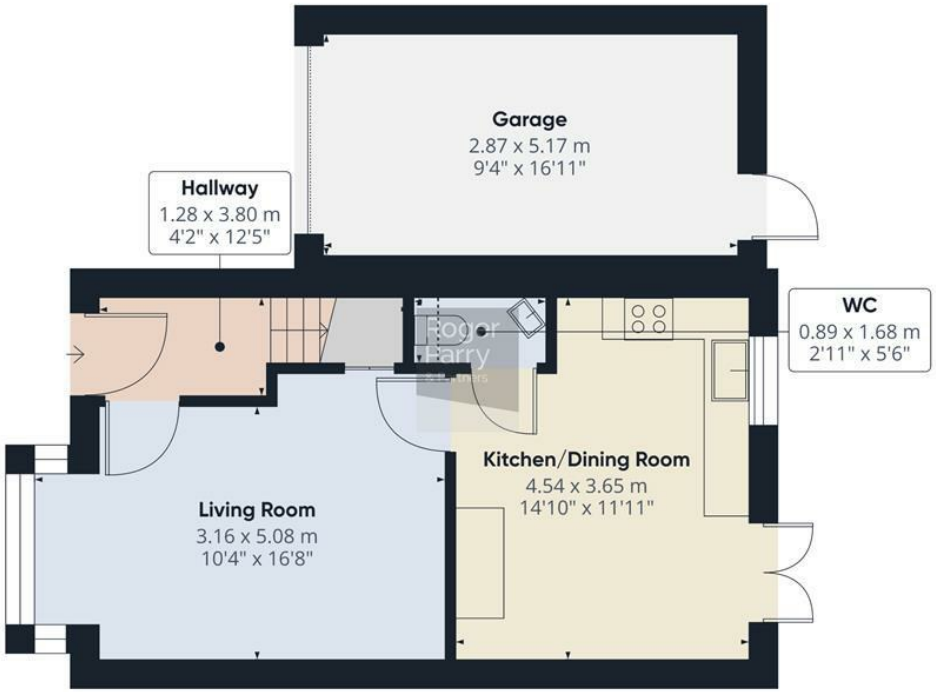
REAR
Generous patio entertainment area with the remainder laid to lawn, decked patio with pergoda over. Space for garden shed . Outside tap. Path and gate leading to the front of the property.

GARAGE
Up and over door, power and light, wall mounted central heating boiler and door to the rear.

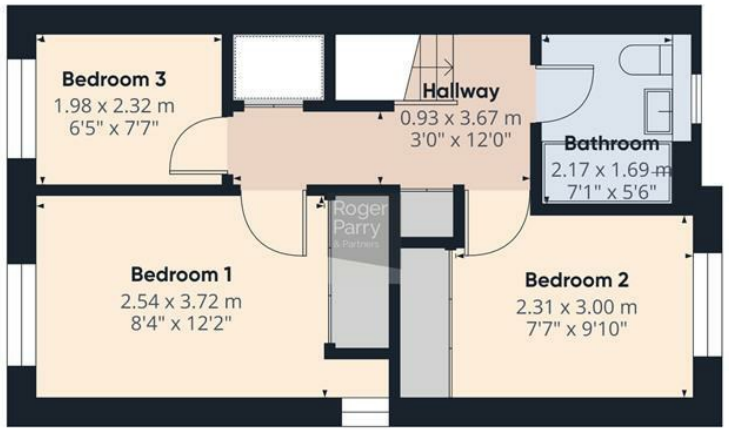
GENERAL NOTES
TENURE
We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.
SERVICES
We are advised that mains electric, drainage and water are connected. Oil central heating. Two solar PV panels. We understand the Broadband Download Speed is: Standard 20 Mbps & Ultrafast 1800 Mbps. Mobile Service: Good Outdoor and in home. We understand the Flood risk is: Very Low Risk. 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.

AGENTS NOTE
£30 a month is payable to Heritage Green Management Company (all property owners are members) to take care of the long term maintenance of the highway, footway's, common areas and all on site infrastructure.

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



Ground floor



Floor 1



Approximate total area(1)

85.7 m²
921 ft²

Reduced headroom

0.3 m²
3 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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

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Local Authority: Powys County Council
Council Tax Band: D
EPC Rating: B
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:

As you leave Welshpool, at the roundabout at Sarn Y Bryn Caled take the A490 for Churchstoke and Forden. Continue along this road and on reaching the village of Forden turn left opposite The Cock Hotel taking the first right turn into Heritage Green. Follow the cul-de-sac around and the road sweeps around to the left which leads directly to the property. Property Postcode is SY21 8LH What3words: ///outraged.shark.unpacked

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

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 subjective 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.