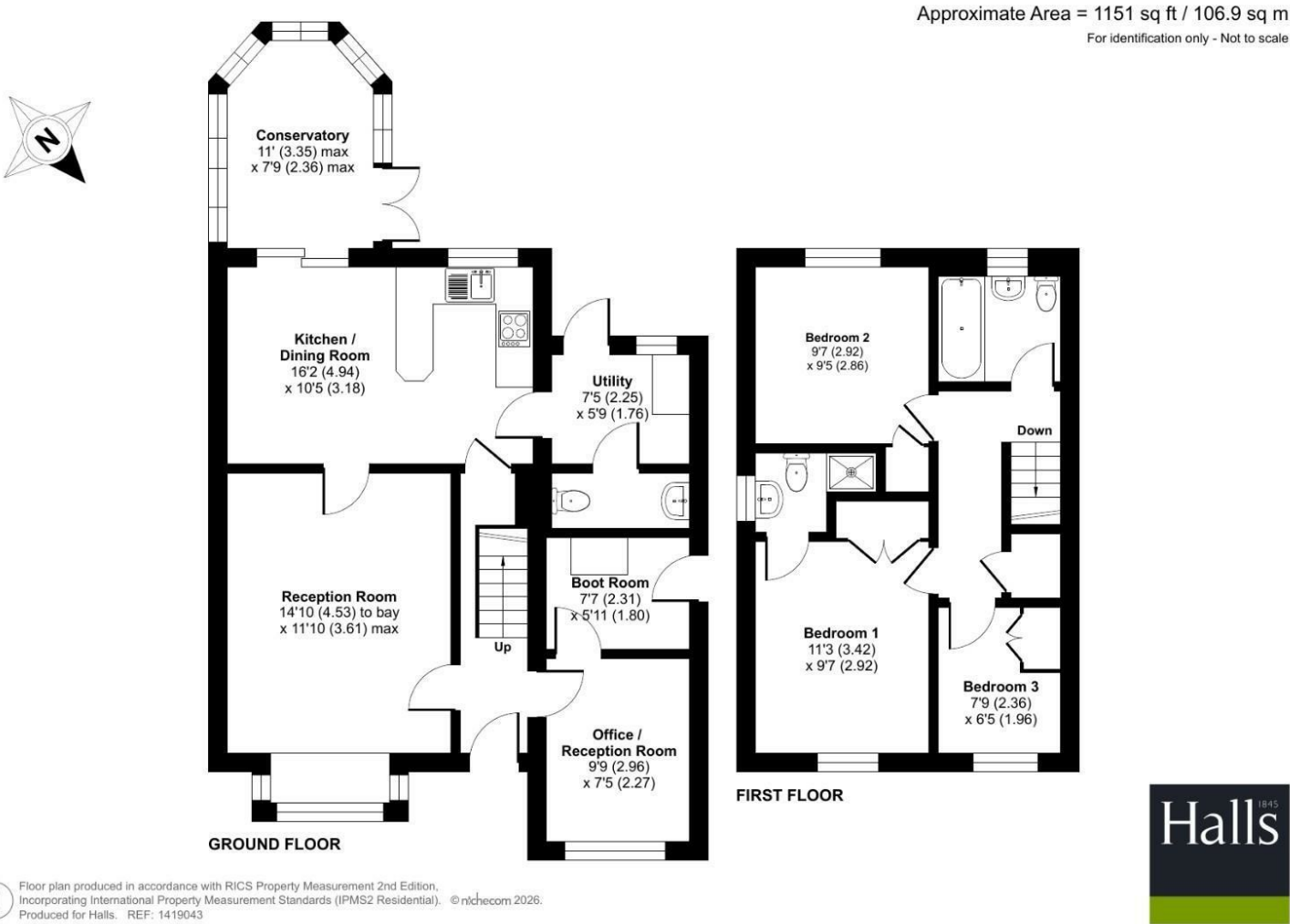


FOR SALE

12 Heritage Green, Forden, Welshpool, Powys, SY21 8LH



FOR SALE

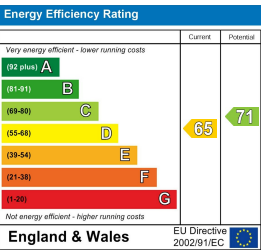
Offers in the region of £285,000

12 Heritage Green, Forden, Welshpool, Powys, SY21 8LH

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



Situated in the popular village of Forden, this detached family home comprises of an entrance hall, lounge, study/playroom, boot room, kitchen/diner, conservatory, utility, W.C. landing, principal bedroom with ensuite, two further bedrooms and family bathroom. The third bedroom is currently used as a dressing room with a built in wardrobe and dressing table. There are rural views to the rear with lawned gardens and paved entertaining area and off road parking to the front of the property. The property is offered for sale with no onward chain.



01938 555552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsgb.com



onTheMarket.com



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2 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



- Detached three bedroom family home
- Located in the popular village of Forden
- Useful study/playroom to ground floor
- Kitchen/diner with adjoining conservatory
- Lawned rear gardens with a paved entertaining area and rural views
- Offered for sale with no onward chain

Frosted double glazed entrance door leading into

Entrance Hall

Stairs off, wood laminate floor covering, radiator, doors to Lounge and Study/ Playroom.

Lounge

Double glazed box bay window to front elevation, electric feature fire with marble hearth and backing and decorative timber surround, radiator, television point, smoke alarm, glazed door to

Kitchen/ Dining Room

Fitted with a range of wall and base units with laminate work surfaces, electric hob and double oven, extractor canopy, stainless steel sink drainer unit with mixer tap, double glazed window to rear elevation, recess spotlights to Kitchen area, under stairs shelved pantry cupboard and radiator. Dining area has patio doors leading out to the Conservatory.

Conservatory

Wood laminate floor covering, double glazed windows to three elevations and French doors leading out to paved patio entertaining area.

Utility Room

Frosted double glazed stable door leading to rear, radiator, fitted with a range of wall and base units with laminate work surfaces, double glazed window to rear, plumbing and space for washing machine, space for fridge freezer.

W.C.

Wall mounted wash hand basin, low level W.C., heated towel rail, loft access, frosted double glazed window to side elevation.

Study/ Playroom

Double glazed window to front elevation, radiator.

Boot Room

Tiled floor, fitted with a range of wall and base units, frosted double glazed side access door, boiler.

Landing

Loft access, airing cupboard, double glazed window to side elevation.

Bedroom One

Double glazed window to front elevation, radiator, built in double wardrobes.

Ensuite

Walk in electric shower, low level W.C., pedestal wash hand basin, heated towel rail, frosted double glazed window, extractor fan, tiled floor.

Bedroom Two

Double glazed window to rear elevation with views over the surrounding farmland, radiator.

Bedroom Three

Double glazed window to front elevation, built in wardrobe and dressing table.

Bathroom

Bath, pedestal wash hand basin, low level W.C., frosted double glazed window, extractor fan, part tiled walls, tiled floor, heated chrome towel rail.

Externally

To the front, the property has off road parking for two cars, lawned area, entrance canopy, courtesy light and side gate. To the rear is a paved patio seating area, shed, tap, lawn, courtesy light and stocked borders with farmland views.

Agents Notes

This property is offered for sale with no onward chain.

Services

Mains electricity, water, drainage and oil central heating are connected at the property. None of these services have been tested by Halls.

Local Authority/Tax Band

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001
The property is in band 'E'

Directions

Postcode for the property is SY21 8LH

What3Words Reference is stores.ambushes.worker

Viewings

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

Anti Money Laundering 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.

Websites

Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com