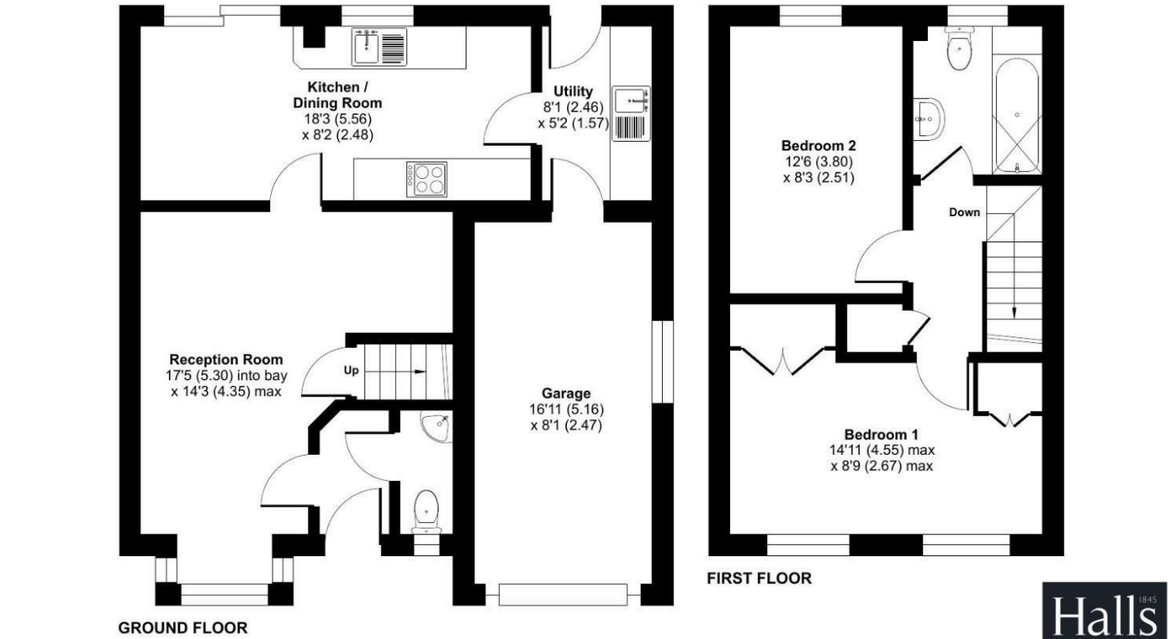
FOR SALE

14 Willow Close, Four Crosses, Llanymynech, Powys, SY22 6NF

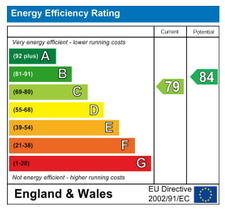
Approximate Area = 778 sq ft / 72.3 sq m
Garage = 140 sq ft / 13 sq m
Total = 918 sq ft / 85.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1503360

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



01938 555552

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

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FOR SALE

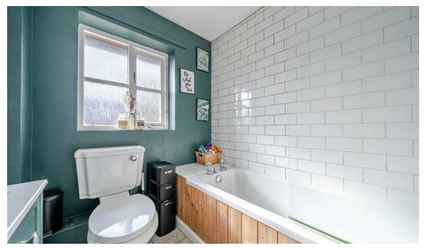
Offers in the region of £230,000

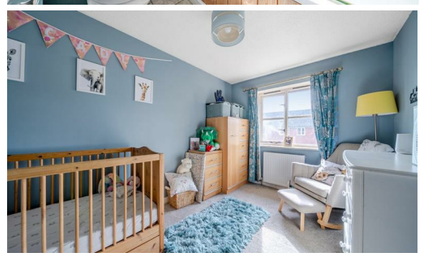
14 Willow Close, Four Crosses, Llanymynech, Powys, SY22 6NF

A two double bedroom detached home situated in a popular cul-de-sac in the village of Four Crosses, conveniently located between Shrewsbury, Oswestry and Welshpool. Benefiting from an air source heat pump, solar PV panels with battery storage, off-road parking, garage, kitchen/diner, utility room, refitted bathroom and generous accommodation throughout.

FOR SALE

1 Reception Room/s | 2 Bedroom/s | 1 Bath/Shower Room/s





- **Popular village location**
- **2 bedroom property**
- **Enclosed rear garden**
- **Utility and downstairs WC**
- **Solar PV and battery storage**

ENTRANCE HALL
Panel glazed entrance door, radiator, oak floor covering.

W.C
Wall mounted wash hand basin, tiled splashbacks, low level W.C., radiator, wall mounted electric heater and frosted double glazed window.

LOUNGE
L shaped Max Measurements 15'1" x 11'9"
Oak flooring, radiator, wall mounted electric heater, television point, telephone point, wall light and door to stairs.

KITCHEN/DINER
18'7" x 8'2"
Range of wall and base units, laminate work surfaces, stainless steel sink drainer unit with mixer tap, space for electric cooker, extractor fan, tiled splashbacks, radiator, double glazed window, patio doors to the rear garden, oak flooring and wall mounted electric heater.

UTILITY
18'7" x 8'2"
Range of wall and base units, laminate work surfaces, stainless steel sink drainer unit with mixer tap, tiled splashbacks, extractor fan, plumbing and space for a washing machine and dishwasher, radiator, door to the rear garden and door into the garage.

LANDING
Loft access, radiator and airing cupboard

BEDROOM ONE
14'9" x 8'1"
Two double glazed windows to the front elevation, radiator and built-in wardrobe.

BEDROOM TWO
13'3" x 8'3"
Double glazed window to rear, radiator

REFITTED BATHROOM
Fitted with a white suite comprising wash hand basin set on vanity unit, low level W.C., bath with electric shower over and screen, extractor fan, frosted double glazed window to rear, tiled floor and radiator.

GARAGE
17'3" x 9'2"
Up and over door, power and light, double glazed window to side.

EXTERNALLY
The property has off road parking for two cars to the front elevation, single garage, pedestrian gates to either side, lawned area.

To the rear the property has a lawned area, paved patio, courtesy light, timber fence surround.

SERVICES
Mains electricity, water, drainage and an air source heat pump 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 'D'

TENURE
Freehold. Purchasers must confirm via their solicitor.

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

DIRECTIONS
Postcode for the property is SY22 6NF

What3Words Reference is ///prettiest.vanish.decently

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