

Roger Parry & Partners

The Rectory, Four Crosses, Llanymynech, SY22 6RW





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£365,000

This spacious and well presented 4 bedroom, 3 reception detached house has a large rear garden, garage and off road parking for 3 cars. Situated within easy access of Shrewsbury, Welshpool and Oswestry and offered with no onward chain.













ENTRANCE PORCH
Quarry tiled floor, outside light and uPVC front door to:

ENTRANCE HALL
Radiator, wood effect flooring and staircase to first floor with deep cupboard under. Door to:

INNER HALLWAY
Door to Sitting room and Family room.

LIVING ROOM
Radiator, wood effect flooring and uPVC window to front.

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

SITTING ROOM
2 radiators, fireplace with tiled hearth and inset log burner, wood effect flooring and uPVC bi fold doors to the gardens.

FAMILY ROOM
Radiator, wood effect flooring and uPVC window to rear. Door to:

KITCHEN
Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, one and a half bowl stainless steel sink with mixer tap under a Upvc window to the rear, part tiled walls, integrated double oven with cupboards above and below, 4 ring electric hob with concealed extractor hood over, appliance space, tiled floor, radiator, doors to utility, shower and:

REAR PORCH
Of uPVC construction with door to Rear.

UTILITY ROOM
Work surface with appliance space under, wood effect flooring and uPVC window to side.

SHOWER
Walk in shower with Triton electric shower.

FIRST FLOOR LANDING
Radiator, hatch to loft, 4 built in cupboards and 2 uPVC windows to front with countryside views.

BEDROOM 1
Radiator, built in double wardrobe and uPVC window to front with countryside views.

CLOAKROOM
Low level W.C with wash basin and mixer tap, wood effect flooring and uPVC window to side.

BEDROOM 2
Radiator, built in wardrobe and uPVC window to rear.

BEDROOM 3
Sloping ceiling, radiator and uPVC window to side.

BEDROOM 4
Radiator and uPVC window to rear.

BATHROOM
Pedestal wash hand basin, bath with Mira electric shower and glazed screen, part tiled walls, radiator, wood effect flooring and uPVC window to front.

OUTSIDE

FRONT
Double gates to driveway and garage. Further parking. Laid to lawn with flower and shrub borders. Gate to side and path to front door. Garden shed and gate to the rear gardens.

REAR
A generous sized garden which is mainly laid to lawn with flower and shrub borders, patio entertainment area with further patio at the rear of the garden. Fence to boundary.

GARAGE
Up and over door and uPVC window to side.

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. We understand the Broadband Download Speed is: Standard 2 Mbps & Ultrafast 1800 Mbps. Mobile Service: Good outdoor. We understand the Flood risk is: Flooding from rivers- Risk greater than 3.3% chance each year. Flooding from sea- Very Low Risk. 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.

REGISTERED CHARITY NOTICE
“In accordance with our client’s charitable status, (Registered Charity Number 1142813) the property may remain on the open market until exchange of contracts; our clients reserve the right to consider any other offer which is forthcoming. This property will be sold subject to our client’s standard covenants, further details of which are available upon request”.

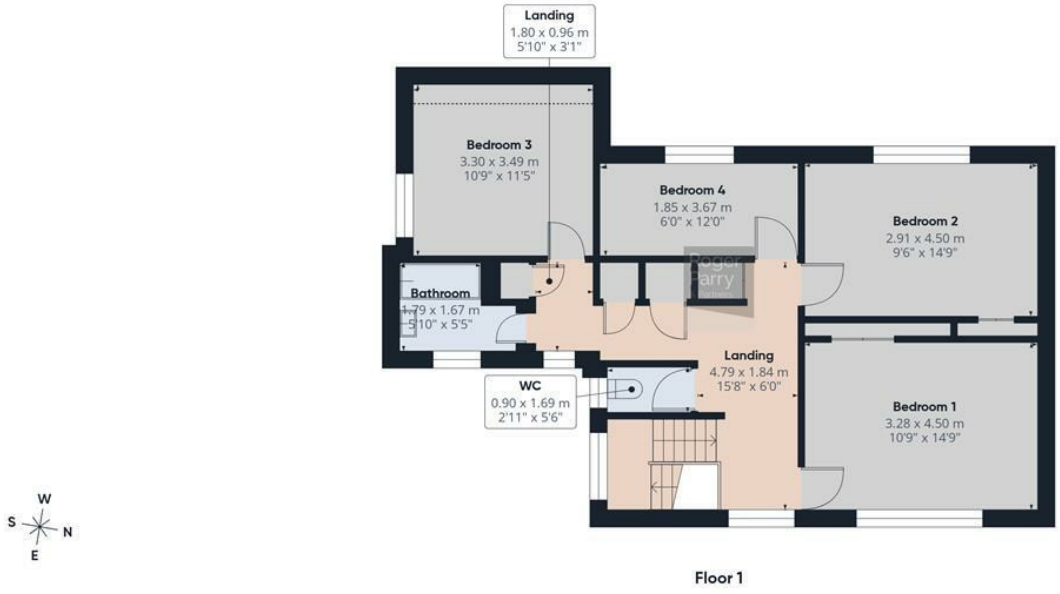
AGENTS NOTE
The property shall cease to be called "The Vicarage" or "The Rectory", as the case may be, and shall not be called by any name expressing or implying it to be or to have been the residence of a Minister of Religion and in particular it shall not be called "The Old Vicarage" or "The Old Rectory".

The purchaser will be responsible for meeting surveyors and solicitors’ fees or any other reasonable costs incurred as a result of any variation, licence or contract relating to any of the above conditions.

If the property is sold to another party (the acquiring party), the purchaser will enter into a contract with the acquiring party and the Representative Body to the effect that the acquiring party will accept and uphold the covenants contained in the original conveyance and incorporate the same clause in the terms of any contract with any successive purchaser.

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





Approximate total area(1)

162.6 m²

1748 ft²

Reduced headroom

3.1 m²

33 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.

GIRAFFE360

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

What3words: ///voucher.handwriting.routs

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.