



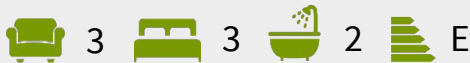
4 CROSS LIKEY CLOSE

CHURCHSTOKE | MONTGOMERY | MONTGOMERYSHIRE | SY15 6AQ



A well presented three bedroom semi detached house, offering spacious accommodation and easily maintained gardens with off road parking, set on the edge of this desirable village.

Offers in the region of £198,000



- Neatly appointed accommodation
- Spacious rooms
- 3 bedrooms and 3 reception rooms
- Sizeable, easily maintained gardens
- Rear views over adjoining countryside
- Off road parking for 2 vehicles

DIRECTIONS

From Bishop's Castle, proceed out of the town on the A488 and continue through Lydham. Take the first available left turn onto Owl's Lane and follow this road through to the A489. Continue on this road until reaching Churchstoke. Proceed into Churchstoke and take the right turn opposite the Tuffins Supermarket, and the next immediate right turn into Cross Likey, follow this round round to the end where No 4 will be identified on the right hand side.

SITUATION

The property is situated on the edge of the village which offers an excellent range of local services including primary school, shopping centre, church, village hall, bowling green, allotments, and two pubs. The towns of Bishops Castle, Welshpool, Newtown and Shrewsbury, are within comfortable motoring distance and offer excellent employment, recreational and service opportunities. Regular bus service to nearby towns.



DESCRIPTION

4 Cross Likey is a spacious 3 bedroom semi detached house, offering rooms of pleasing dimension. The property is entered through a useful porch area which leads through to a small hallway with stairs rising to the first floor. From here an access door leads through to the main living area with feature log burning stove. An access door then leads through to the kitchen/dining area which has chequered flooring and provide a range of eye and base level cupboards with worktop space over and incorporates an electric oven and stainless steel sink unit and drainer. To complete the ground floor there is a utility area, 2nd reception room, conservatory with french doors leading out to the rear garden and useful downstairs shower room.

To the first floor, there are three good sized bedrooms and the family bathroom.

OUTSIDE

To the front, there is a tarmac driveway providing parking for numerous vehicles, whilst also giving pedestrian access to the front of the property. The is also a side access gate leading through to the rear gardens.

The rear gardens comprise a patio seating area, AstroTurf lawns for ease of maintenance and also a garden shed and useful workshop/outbuilding.

GENERAL REMARKS



ANTI-MONEY LAUNDERING (AML) 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.

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

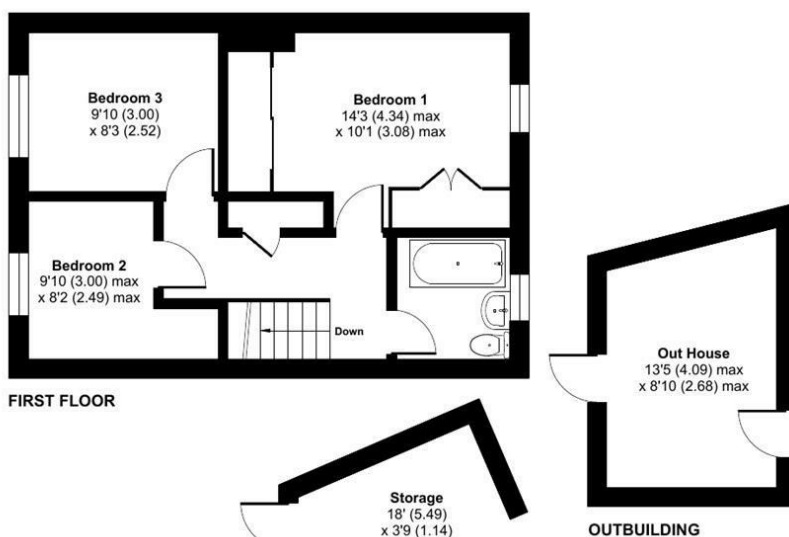
Mains water, electricity and drainage are understood to be connected. Electric heating. None of these services have been tested.

COUNCIL TAX

The property is in Council Tax band 'C' on the Powys Council Register.

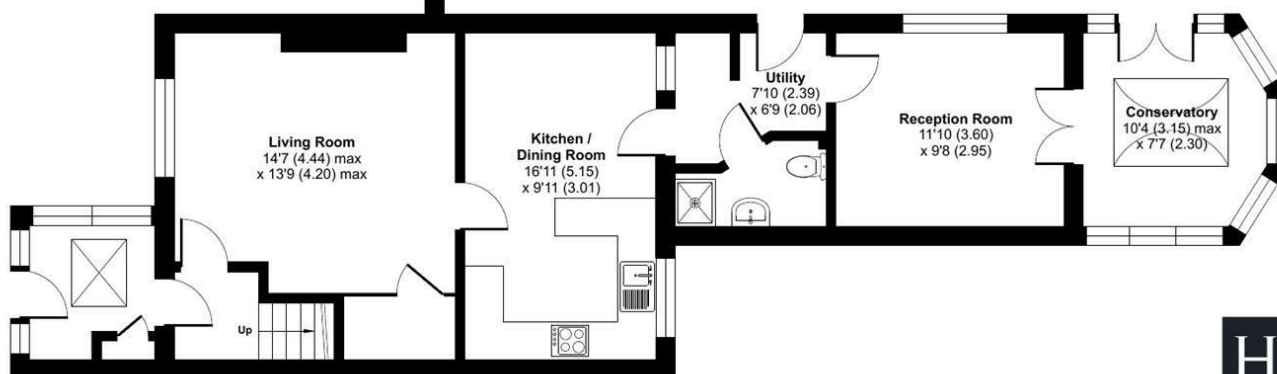
VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.



FIRST FLOOR

Approximate Area = 1205 sq ft / 111.9 sq m
Outbuilding = 108 sq ft / 10 sq m
Total = 1313 sq ft / 121.9 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Halls. REF: 1408253



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	52	80
EU Directive 2002/91/EC		

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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



BISHOPS CASTLE SALES

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1. 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. 2. 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. 3. The photograph(s) depict only certain parts of the property. It should 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. 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.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. 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. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.