



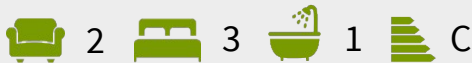
9 LABURNUM MEADOWS

FOUR CROSSES | LLANYMYNECH || SY22 6QT



An exceptionally well-presented three-bedroom semi-detached home with detached garage, attractive gardens and stylish accommodation, situated within a sought-after village development.

Offers in the region of £269,500



- Modern semi-detached family home
- Three bedrooms
- Beautifully presented throughout
- Detached garage and driveway parking
- Enclosed family-friendly rear garden
- Excellent commuter links via the A483

DESCRIPTION

Halls are delighted to offer this beautifully presented three-bedroom semi-detached family home, situated within the popular residential development of Laburnum Meadows in Four Crosses. Constructed in recent years and finished to an excellent standard throughout, the property offers stylish and well-proportioned accommodation, together with driveway parking, a detached garage and an enclosed rear garden ideal for modern family living.

The property benefits from a contemporary open plan feel between the principal reception rooms whilst retaining clearly defined living spaces, creating a practical and sociable home equally suited to everyday family life and entertaining.



ACCOMMODATION

A welcoming entrance hall provides access to the principal ground floor accommodation and staircase rising to the first floor.

The spacious living room is positioned to the front of the property and enjoys excellent levels of natural light through a bay-style window. A feature electric fireplace creates an attractive focal point, whilst the generous proportions provide ample space for family seating and entertaining.

An archway leads through to the dining room, creating a wonderful flow between the reception spaces whilst maintaining a degree of separation. French doors open directly onto the rear garden, making this an ideal area for both formal dining and summer entertaining.

The kitchen has been fitted with a range of attractive shaker-style units complemented by solid timber worktops and integrated appliances. The thoughtful design provides excellent storage and preparation space whilst overlooking the rear garden.

To the first floor are three bedrooms. The principal bedroom is a generous double room benefitting from fitted wardrobes. Bedroom two is a further spacious double room, whilst bedroom three offers flexibility as a child's bedroom, nursery or home office.

The bedrooms are served by a modern family bathroom fitted with a contemporary white suite comprising panelled bath with shower over, wash hand basin and low flush WC.



SITUATION

Four Crosses is a popular village situated approximately seven miles from Oswestry and offers a range of everyday amenities including a convenience store, public house, takeaway facilities and primary schooling. The village enjoys excellent access to the A483, providing convenient links towards Oswestry, Welshpool, Shrewsbury and the wider road network.

The nearby market towns of Oswestry and Welshpool provide a comprehensive range of shopping, leisure and educational facilities.

OUTSIDE

The property is approached via a driveway providing off-road parking and leading to a detached garage, offering excellent storage and workshop potential.

To the front is an attractive lawned garden which enhances the property's kerb appeal.

The enclosed rear garden has been thoughtfully designed for family enjoyment and comprises a paved patio seating area, lawn and raised planted borders. A timber pergola creates an attractive entertaining space whilst the garden remains secure and manageable, making it ideal for children and pets.

The detached garage benefits from power and lighting and offers excellent additional storage.



DIRECTIONS

From Oswestry proceed south on the A483 towards Welshpool. Upon entering Four Crosses, continue through the village before turning into Laburnum Meadows. Follow the road into the development where the property will be found on the left-hand side.

SERVICES

All mains' services are understood to be connected. Interested parties should make their own enquiries with the relevant service providers.

LOCAL AUTHORITY

Powys County Council.

COUNCIL TAX BANDS

Council Tax Band: C

POSSESSION AND TENURE

Freehold with vacant possession on completion.

VIEWINGS

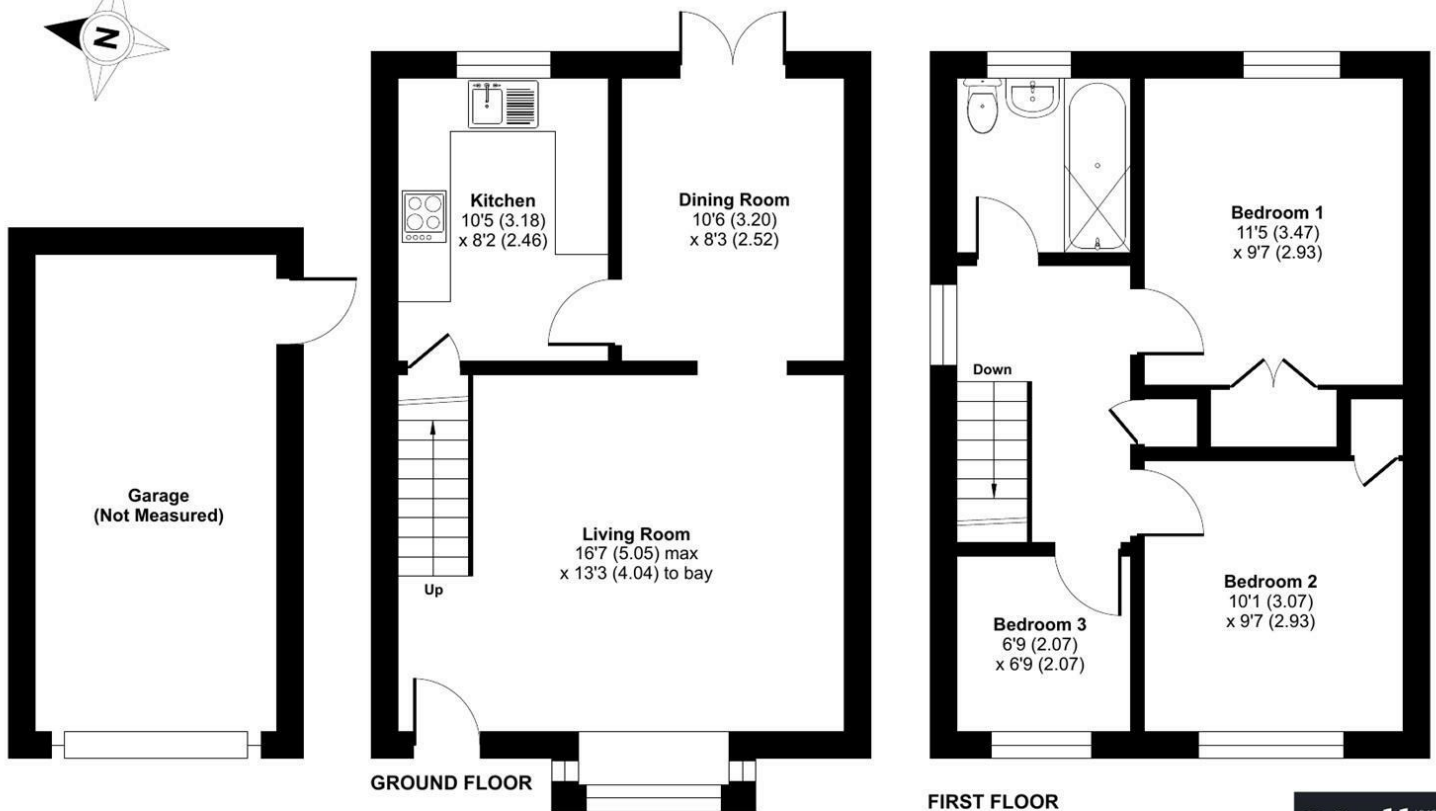
Strictly by appointment with the selling agent.

ANTI-MONEY LAUNDERING (AML) CHECKS

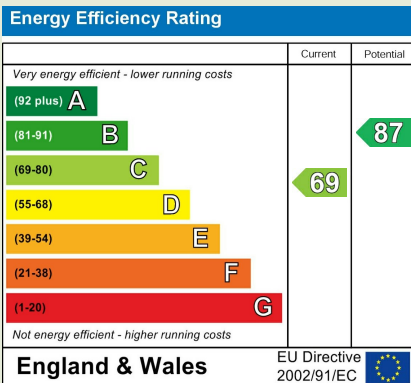
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach 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.

Approximate Area = 815 sq ft / 75.7 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Halls. REF: 1470869



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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.



OSWESTRY SALES

20 Church Street | Oswestry | Shropshire | SY11 2SP

01691 670320 oswestry@halls.gb.com

www.halls.gb.com



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