

FOR SALE

Fulshaw House Llanymynech, SY22 6EN



Approximate Area = 1426 sq ft / 132.4 sq m
Garage = 190 sq ft / 17.6 sq m
Total = 1616 sq ft / 150 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). © nchecom 2026. Produced for Halls. REF: 1433575



FOR SALE

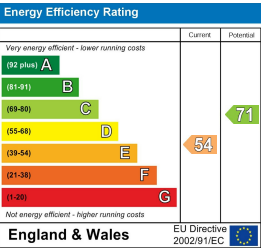
Offers in the region of £285,000

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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



A handsome and characterful four-bedroom period home offering generous accommodation, private gardens and excellent potential, positioned within a well-regarded village setting.



01691 670320

Oswestry Sales
20 Church Street, Oswestry, Shropshire, SY11 2SP
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3 Reception
Room/s



4 Bedroom/s



1 Bath/Shower
Room/s



- **Spacious accommodation with three reception rooms**
- **Popular village location on the Shropshire/Welsh border**
- **Ideal for modernisation and value enhancement**
- **Driveway parking and detached garage**
- **Attractive four-bedroom semi-detached period home**
- **Private rear garden with excellent potential**

DESCRIPTION

The property is approached via a driveway providing off-road parking, with access leading to a detached garage. The front elevation is particularly attractive, showcasing classic period architecture with a bay-fronted reception room.

Internally, the accommodation is well laid out and offers generous proportions throughout. The ground floor comprises two reception rooms, including a spacious sitting room with bay window and feature fireplace, together with a further reception room offering flexibility as a dining room or family room.

To the rear, the kitchen is fitted with a range of units and provides access to the garden, offering scope for reconfiguration or extension (subject to the necessary consents).

To the first floor, the property offers four bedrooms, including three well-proportioned doubles and a fourth single bedroom, ideal as a home office or nursery. The accommodation is served by a family bathroom.

SITUATION

Llanymynech is a popular village located on the Shropshire/Welsh border, offering a range of local amenities including a shop, public houses, primary schooling and access to scenic countryside walks, including the nearby canal and Llanymynech Rocks Nature Reserve.

The property is well positioned for access to the market towns of Oswestry and Welshpool, both of which provide a more comprehensive range of shopping, schooling and leisure facilities. Road links are excellent, with access to the A483 providing routes towards Shrewsbury, Chester and beyond.

OUTSIDE

The rear garden is a particularly pleasant feature, being predominantly laid to lawn and enjoying a good degree of privacy. A paved pathway leads through the garden, complemented by established hedging and planting.

There is ample scope for landscaping or further improvement, making it an ideal space for families or outdoor entertaining.

SCHOOLING

The property is well placed for a range of local schooling options, including Llanymynech Primary School within the village. Secondary education is available in nearby Oswestry and Welshpool, together with a selection of well-regarded independent schools in the surrounding area.

DIRECTIONS

From Halls Oswestry office, proceed out of town towards the A483. Continue south towards Llanymynech, entering the village and continuing through the centre. The property will be identified on the left-hand side.

W3W

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SERVICES

We understand that the property benefits from mains water, electricity and drainage as well as oil central heating.

LOCAL AUTHORITY

Powys County Council.

COUNCIL TAX BAND

Council Tax Band: D

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. We thank you for your cooperation.