

# Town & Country

Estate & Letting Agents



**1 Greenfields , Four Crosses, SY22 6PS**

**Offers In The Region Of £220,000**

Situated just outside the village of Four Crosses, Llanymynech, this delightful semi-detached house offers a perfect blend of comfort, convenience and character. Built in 1857, this home offers three well-proportioned bedrooms making it ideal for families or those seeking extra space. The inviting lounge with characterful fireplace with log burner provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests. With a large enclosed rear garden, plenty of parking and close to schools and amenities, this property makes a great family home. Viewing is recommended to appreciate the space offered.

### Directions

Take the Morda road out of Oswestry and at the junction with the A483 turn right. Pass through the villages of Pant and Llanymynech and proceed until reaching Four Crosses. When reaching the roundabout, continue straight over where the property will be found on the left hand side identified by our 'For Sale' board.

### Accommodation Comprises;

**Lounge 12'3" x 12'10" (3.75 x 3.92m)**



A good sized lounge within a window to the front, fireplace with a Hamlet log burner inset on a slate hearth, wall lights, wood flooring and a door through to the mid-hall.

### Additional Photo



### Additional Photo



### Mid Hall

With a door to the kitchen and stair to the first floor.

**Kitchen/Breakfast Room 13'10" x 12'11" (4.22 x 3.95m)**



A bright room with two windows to the side, a window and a part glazed door to the rear, overlooking the garden, fitted with a range of base and walls units with display cabinets, stainless steel sink with drainer, plumbing and space for a washing machine, Hotpoint oven with hob and extractor fan over, part tiled walls, tiled floor, space for a freestanding fridge freezer, a radiator and a door to a pantry cupboard.

### Additional Photo



### Bedroom Three 12'2" x 6'4" (3.72 x 1.95m)



A smaller room with an alcove perfect for furniture, two windows to the rear overlooking the rear garden and farmland beyond and a radiator.

### Additional Photo



### Additional Photo



### Landing

Doors lead to the bedrooms and the bathroom. Two loft hatches provide access to the roof space.

### Bedroom One 13'0" x 12'1" (3.98 x 3.70m)



A large double room with a window to the front with deep windowsill and a radiator.

### Bedroom Two 11'3" x 11'5" (3.43 x 3.48m)

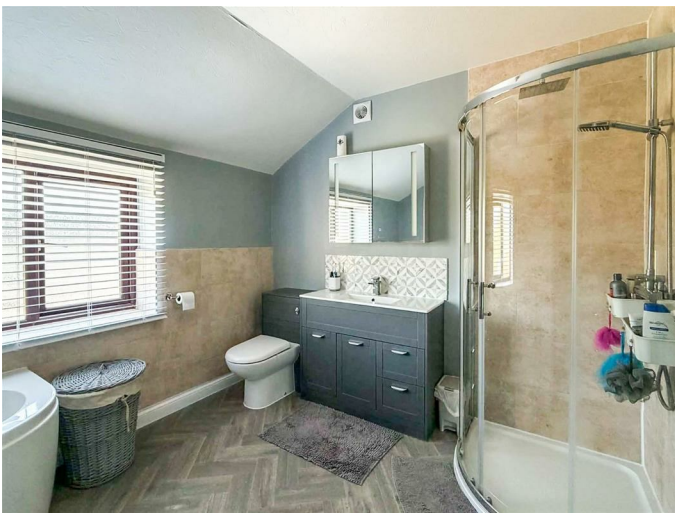


Another generous double bedroom with a window to the front with deep sill and a radiator.

### Additional Photo

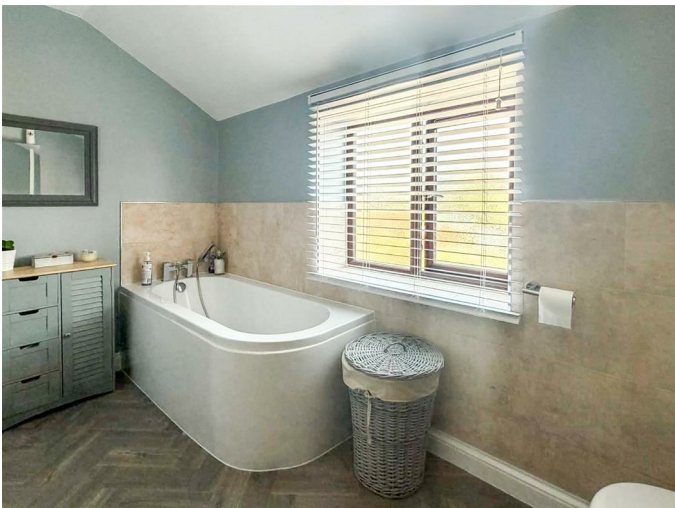


### Bathroom 8'8" x 11'2" (2.65 x 3.42m)



The bathroom has a bath with a mixer tap and shower attachment, W/C and wash hand basin on a modern vanity unit with an illuminated mirror above, separate corner shower cubicle with two shower heads, heated towel rail and part tiled walls.

### Additional Photo



### To The Front of the Property



The front of the property has a generous area for parking 5/6 vehicles, two of these spaces are under cover. There is an oil fired boiler and a gate leading to the rear of the property.

### Parking



### The Rear of the Property

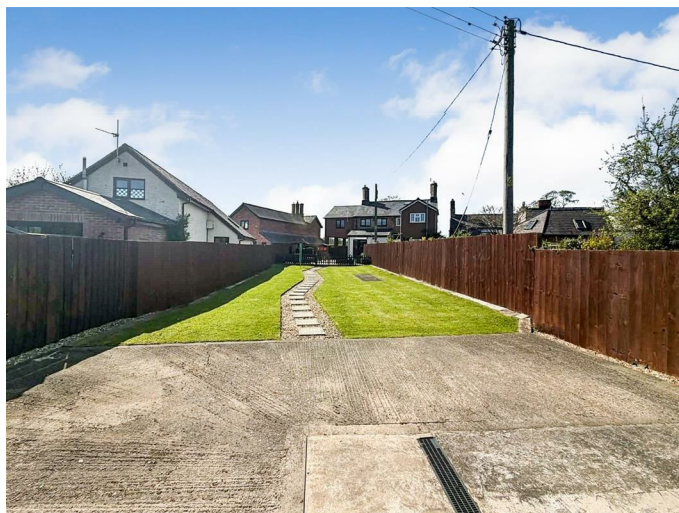
#### Rear Garden



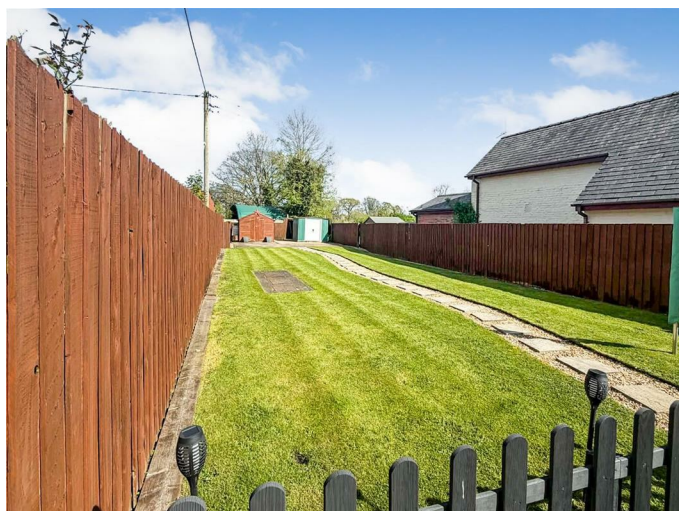
The rear garden is an unexpected feature of this property with a generous patio area, ideal for

entertaining and alfresco dining. There is an oil tank, log store and plenty of space for patio furniture, this area is very private and a real sun trap! A gate leads to a large lawned garden with slabbed and travelled pathway to the bottom of the garden where two sheds sit on a concerted area. There is a further area behind the sheds ideal for the storage of garden items or a possible space for a compost heap.

### Patio



### Additional Photo



### Additional Photo



### Tenure/Council Tax

We understand the property is freehold although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Powys County Council and we believe the property to be in Band C.

### Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

### To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

### To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

### Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

### Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional,

independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

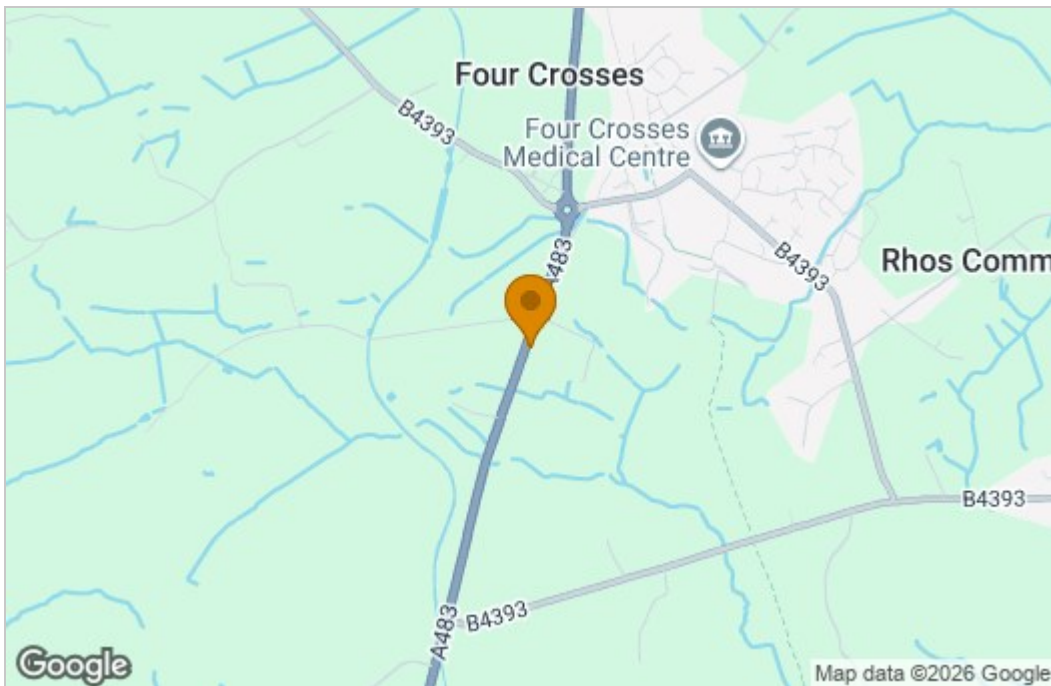
### **Additional Information**

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

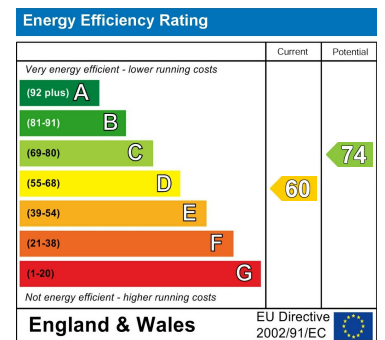
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Floor Plan

## Area Map



## Energy Efficiency Graph



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2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk