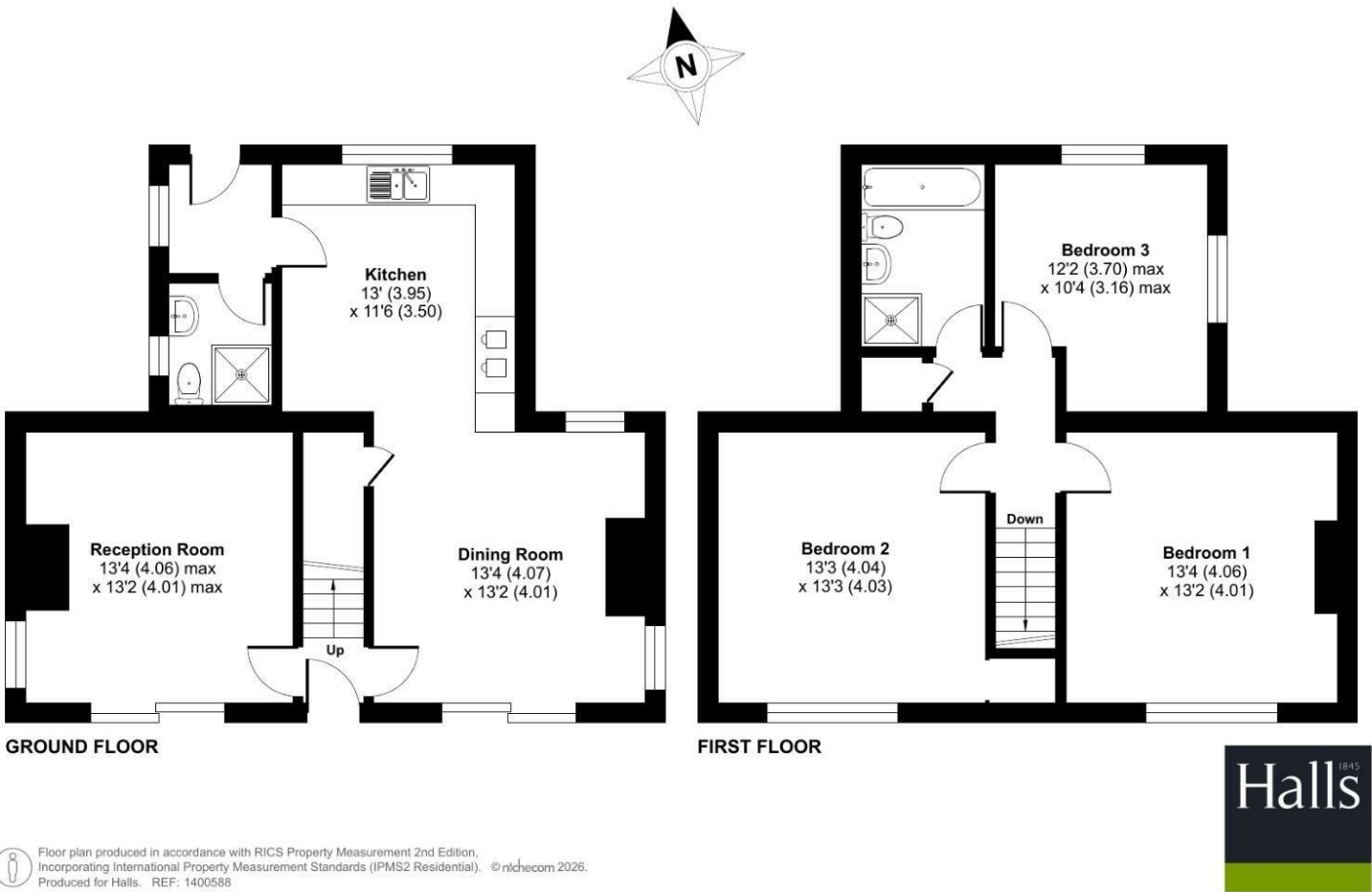


FOR SALE

Plas Y Court Cottage, Winnington Green, Middletown, Welshpool, SY21 8DN



Approximate Area = 1258 sq ft / 116.9 sq m
For identification only - Not to scale



FOR SALE

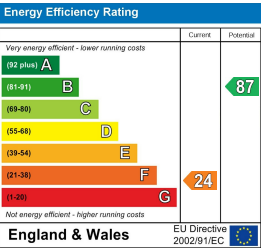
Offers in the region of £350,000

Plas Y Court Cottage, Winnington Green, Middletown, Welshpool, SY21 8DN

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



This period railway crossing detached cottage has been extended to create generous living accommodation. The property offers lovely farmland views and is conveniently located close to Shrewsbury and Welshpool. The accommodation comprises of an entrance hall, lounge with inset stove, spacious kitchen opening into dining room, rear entrance hall, shower room, landing, three generous double bedrooms and four piece family bathroom. The plot offers a generous parking and turning area, wrap around lawn, greenhouse and two sheds. The property benefits from an EV charging point, oil fired central heating, septic tank and is offered for sale with no onward chain.



01938 555552

Welshpool Sales
14 Broad Street, Welshpool, Powys, SY21 7SD
E: welshpool@hallsgb.com



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01938 555552



1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Period detached three bedroom cottage
- Convenient location near Shrewsbury and Welshpool
- Generous plot with parking and turning area
- Lovely farmland views
- Wraparound lawn, greenhouse and sheds
- No onward chain

Frosted double glazed entrance door leading into

Entrance Hall

Stairs off, door to Lounge and Dining Room.

Lounge

Inset stove set on quarry tiled hearth with exposed brick chimney breast, exposed floorboards, double glazed patio doors to front elevation, double glazed window to side, radiator, television point.

Dining Room

Inset stove set on tiled hearth with exposed brick chimney breast, double glazed patio doors to front, windows to side and rear, radiator, under stairs storage alcove, Openreach socket, opens into

Kitchen

Fitted with a range of wall and base units with laminate work surfaces, one and half bowl ceramic sink with mixer tap, plumbing and space for dishwasher, tiled floor, Stanley oil fired range providing heating and hot water, heating timer controls, double glazed windows to side and rear elevations with farmland views, electric meter cupboard, tiled splashbacks, wine rack, glass fronted display cabinet.

Rear Hallway

Panel glazed door to rear, double glazed window to side, radiator, tiled floor, plumbing and space for washing machine.

Shower Room

Walk in electric shower, low level W.C., pedestal wash hand basin, double glazed window to side elevation, part tiled walls, radiator, tiled floor.

Landing

Loft access, shelved airing cupboard with radiator, double glazed roof light.

Bedroom One

Double glazed window to front elevation, radiator.

Bedroom Two

Double glazed window to front elevation, radiator.

Bedroom Three

Double glazed windows to both side and rear elevations, radiator, wood laminate floor covering.

Bathroom

Fitted with a white four piece suite comprising of bath, low level W.C., pedestal wash hand basin, walk in corner shower, wood laminate floor covering, part tiled walls, shaver light, extractor fan, double glazed window to rear.

Externally

To the front, the property has a paved pathway and entrance canopy with courtesy light. To the rear there is a gated off road gravelled parking and turning area, wraparound lawn, oil tank, tap, EV charging point, hedge surround borders with Evergreens and paved patio area. There are also two sheds, a woodstore and a greenhouse to the side.

Services

Mains electricity, mains water, oil central heating and private drainage are connected at the property. None of these services have been tested by Halls.

Local Authority/Tax Band

Shropshire Council, Guildhall, Frankwell Quay, Shrewsbury, Shropshire, SY3 8HQ
The property is in band 'D'

Directions

Postcode for the property is SY21 8DN

What3Words Reference is clasping.toolkit.comment

Viewings

Strictly by appointment only with the selling agents: Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.

Anti Money Laundering 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.

Websites

Please note all of our properties can be viewed on the following websites:
www.hallsgb.com
www.rightmove.co.uk
www.onthemarket.com