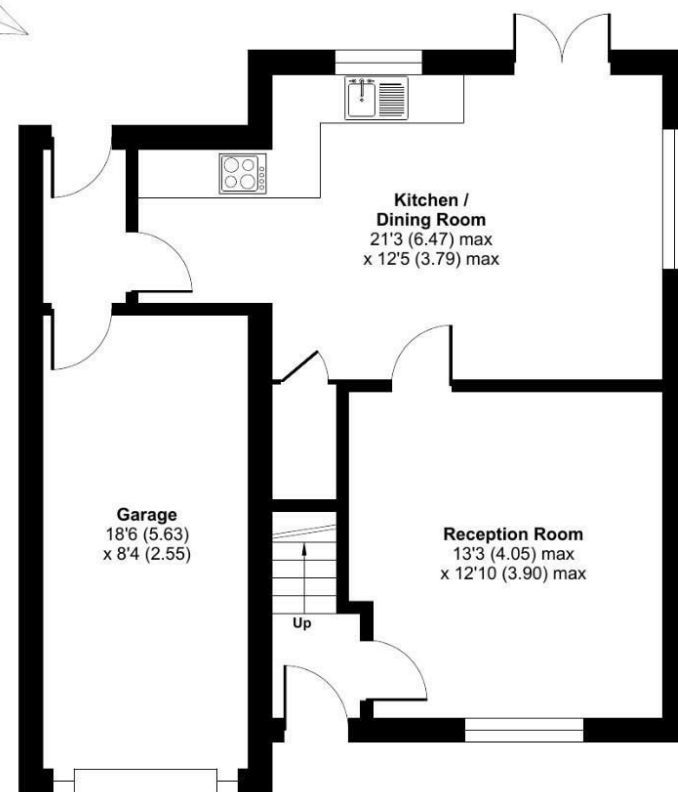
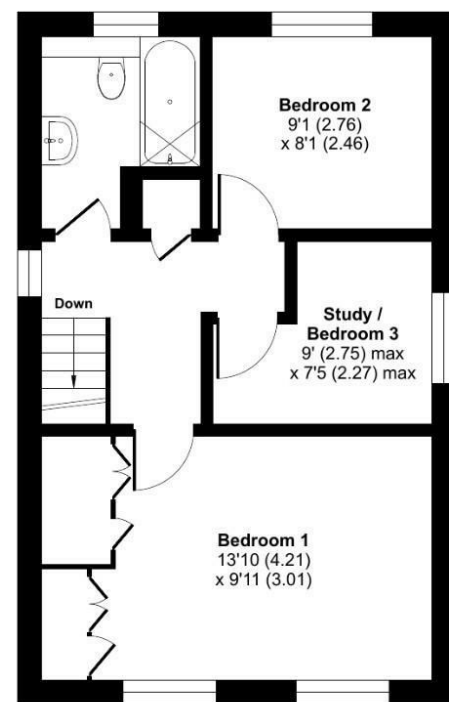


FOR SALE

4 Chestnut Drive, Middletown, Welshpool, SY21 8EY



GROUND FLOOR



FIRST FLOOR

Approximate Area = 893 sq ft / 83 sq m  
Garage = 154 sq ft / 14.3 sq m  
Total = 1047 sq ft / 97.3 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). © nchecon 2026. Produced for Halls. REF: 1404334



FOR SALE

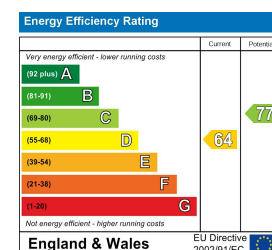
Offers in the region of £250,000

4 Chestnut Drive, Middletown, Welshpool, SY21 8EY

**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



England & Wales EU Directive 2002/91/EC



01938 555552

Welshpool Sales

14 Broad Street, Welshpool, Powys, SY21 7SD  
E: welshpool@halls.gb.com



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01938 555552





1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- **Generously proportioned three-bedroom link-detached family home**
- **Conveniently located between Shrewsbury and Welshpool**
- **Comprehensively refurbished by current owners**
- **Set on a generous and landscaped corner plot**
- **Large refitted kitchen/diner**
- **Garage with off road parking**

UPVC frosted double glazed entrance door leading into

**Entrance Hall**

Stairs off, wood laminate floor covering, radiator, smoke alarm.

**Lounge**

Double glazed bay window to front elevation, radiator, wood laminate floor covering, thermostat heating controls.

**Kitchen/ Dining Room**

Refitted with a modern range of high gloss wall and base units with laminate work surfaces, stainless steel sink drainer unit with mixer tap, tiled splashbacks, electric hob and oven, stainless steel extractor canopy, plumbing and space for washing machine, Worcester oil fired boiler, two radiators, space for fridge freezer, smoke alarm, double glazed windows to side and rear elevations, double glazed French doors lead out to rear paved entertaining area, tiled floor, shelved under stairs storage cupboard, integrated dishwasher.

**Rear Hallway**

Panel glazed door to rear, tiled floor, door to garage.

**Landing**

Smoke alarm, loft access, airing cupboard.

**Bedroom One**

Two double glazed windows to front elevation with lovely rural views, radiator, Hammonds built in wardrobes, recess spotlights.

**Bedroom Two**

Double glazed window to rear elevation, radiator.

**Bedroom Three/ Office**

Built in storage cupboards with wood effect laminate work surface, built in desk, radiator, double glazed window to side elevation, recess spotlights.

**Bathroom**

Refitted with a white suite comprising of a bath with mixer tap, shower attachment and screen, wash hand basin set on vanity unit with drawers under, low level W.C., heated chrome towel rail, mirror with centre light, composite tiled effect flooring, frosted double glazed window to rear elevation, recess spotlights, extractor fan.

**Externally**

To the front, the property has Tarmacadam off road parking, garage with remote controlled electrically operated roller door, entrance canopy, courtesy light, lawned area and pedestrian access gate to side. To the rear, the property is in a generous corner plot with a paved entertaining area, oil tank, power point, steps up to raised wraparound paved and decked seating area, external lighting, outside tap and lawned area.

**Services**

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

**Local Authority/Tax Band**

Powys County Council, Ty Maldwyn, Brook Street, Welshpool, SY21 7PH. Telephone: 01938 553001  
The property is in band 'E'

**Directions**

Postcode for the property is SY21 8EY

What3Words Reference is suitable.shutting.polygraph

**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](http://www.hallsgb.com)  
[www.rightmove.co.uk](http://www.rightmove.co.uk)  
[www.onthemarket.com](http://www.onthemarket.com)