





14 Fir Court Drive, Churchstoke, Montgomery, SY15 6AZ
£330,000

A well maintained 4 bedroom, 2 reception, 2 bathroom detached house situated in a cul de sac location in the poplar village of Churchstoke on the borders of Powys and Shropshire. Benefitting from a cloakroom, utility room, uPVC double glazing, double garage and large driveway. There is easy access to Welshpool 11 miles, Newtown 12 miles, Shrewsbury 23 miles and beyond.



ENTRANCE PORCH

Outside light and composite front door to:

ENTRANCE HALLWAY

With staircase to the first floor, radiator, uPVC double glazed window to the side and inset ceiling lights.

CLOAKROOM

White suite comprising low level W.C. and wall mounted corner wash hand basin, half tiled walls, radiator and uPVC double glazed window to the side.

LOUNGE

20'1" x 12'2" (6.13 x 3.71)

A dual aspect room with uPVC double glazed window to the front aspect and uPVC double glazed patio doors to the rear gardens, feature wooden fire surround with marble effect hearth and inset electric pebble effect fire and two radiators.

DINING ROOM

12'4" x 8'2" (3.76 x 2.49)

Radiator and a uPVC double glazed window to the front aspect. Door to:

KITCHEN

12'9" x 11'8" (3.89 x 3.56)

Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards with lighting under, one and a half bowl stainless steel sink with mixer tap under a uPVC double glazed window to the rear aspect, part tiled walls, built in Zanussi double oven and electric hob with concealed extractor hood over, further appliance space, tiled floor, useful under stairs storage cupboard, floor standing Worcester oil fired central heating boiler. Archway to:

UTILITY ROOM

7'6" x 6'3" (2.29 x 1.91)

Base cupboard and drawer with work surface over and matching eye level cupboards, stainless steel sink with mixer tap, part tiled walls, plumbing and space for washing machine, further appliance space, tiled floor, radiator and a composite door to the rear gardens.

FIRST FLOOR LANDING

Radiator and a hatch to the boarded loft with loft ladder.

BEDROOM ONE

15'6" x 11'3" (4.72 x 3.43)

Radiator, airing cupboard with a radiator and slatted shelving and a uPVC double glazed window to the front aspect. Door to:

EN SUITE BATHROOM

5'10" x 9'6" (1.78 x 2.9)

White suite comprising panel bath, pedestal wash hand basin, low level W.C., corner shower cubicle, light/shaver socket, inset ceiling lights, extractor fan, heated towel rail and a uPVC double glazed window to the front aspect.

BEDROOM TWO

12'9" x 10'1" (3.89 x 3.07)

Radiator and a uPVC double glazed window to the front aspect.

BEDROOM THREE

10'4" x 8'6" (3.15 x 2.59)

Radiator and a uPVC double glazed window to the rear aspect.

BEDROOM FOUR

10'4" x 9'9" (3.15 x 2.97)

Radiator and a uPVC double glazed window to the rear aspect.

BATHROOM

7'3" x 5'4" (2.21 x 1.63)

White suite comprising low level W.C., pedestal wash hand basin, panel bath with separate shower over and fully tiled surround, radiator, light/shaver socket, extractor fan, part tiled walls and a uPVC double glazed window to the rear aspect.

OUTSIDE**FRONT**

Brick paved driveway providing parking for four cars leading to the double garage. Laid to lawn with a brick pathway to the front door.

REAR

Patio entertainment areas, newly laid lawn with flower and shrub borders, outside tap and light, bounded by panel fencing. Gate to the driveway and path leading to the side which has a useful garden shed, potting area with work bench, oil tank. There is a useful paved storage area to the rear of the garage.

DOUBLE GARAGE

18'2" x 17'10" (5.54 x 5.44)

Twin up and over doors, pitched roof, power and light. The garage is currently divided into 2 and having useful cupboards, drawers and work surfaces. Personal door and window to the side.

LOCATION

Churchstoke offers a primary school, village hall, pubs and church which are all within walking distance of the property. There is a regular bus service to most local towns and a railway from Newtown to Welshpool, Shrewsbury and beyond. There are a selection of shops including, petrol station, car wash, café, launderette, Post Office and a supermarket.

GENERAL NOTES**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, drainage and water are connected. Oil Central Heating We understand the Broadband Download Speed is: Standard 19 Mbps & Superfast 80 Mbps. Mobile Service: Good. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES AND FEE DISCLAIMER

Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.

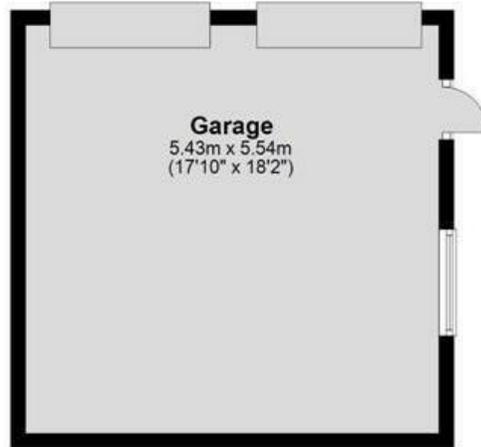
AGENTS NOTE

The photos were taken in 2023.

Floor Plan (not to scale - for identification purposes only)

Garage

Approx. 30.1 sq. metres (324.0 sq. feet)



Ground Floor

Approx. 56.1 sq. metres (604.0 sq. feet)



First Floor

Approx. 58.8 sq. metres (633.4 sq. feet)



Total area: approx. 145.1 sq. metres (1561.3 sq. feet)

Local Authority: Powys County Council

Council Tax Band: E

EPC Rating: D

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From Welshpool travel North on the A483 for about 1 mile to the roundabout. Take the 1st turning off (if travelling on the by pass or 2nd, turning if on the 'old road') to Churchstoke (Montgomery). Continue for a couple of miles and taking the first left after going through Forden.

Travel to Chirbury taking a right to Churchstoke. On entering the village at the T junction, turn right and second right into Fir Court Avenue and first right into Fir Court Drive where the property can be found at the head of the cul de sac.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:

1 Berriew Street, Welshpool, Powys, SY21 7SQ
welshpool@rogerparry.net

01938 554499



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.