

FOR SALE



2 Fir Court Mews, Churchstoke, Montgomery, Powys, SY15 6BA



GROUND FLOOR
APPROX. FLOOR
AREA 305 SQ.FT.
(28.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 298 SQ.FT.
(27.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 603 SQ.FT. (56.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

Energy Performance Ratings

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.



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FOR SALE

Offers in the region of £139,995

2 Fir Court Mews, Churchstoke,
Montgomery, Powys, SY15 6BA

A charming mid terraced barn conversion offering characterful accommodation which has been completely refurbished to include brand new kitchen & bathroom together with new carpets to the 2 bedrooms, bathroom & living room. Off road parking front garden and shed all set in a convenient village setting close to amenities.





1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- characterful barn conversion
- completely refurbished
- new bathroom & kitchen
- 2 bedrooms & lounge
- private parking & rear garden
- oil central heating

GENERAL REMARKS

2 Fir Court Mews is a delightful barn converted around 1999 to a high standard and now completely refurbished to include a new bathroom suite and fitted kitchen together with new carpets. It boasts charm and character to its cosy accommodation with exposed traditional timber and feature brick detail to the 2 bedrooms, living room, kitchen and bathroom. Outside is a parking area for 2 to 3 cars whilst to the front is manageable garden area with detached useful outbuilding. This small complex of 4 terraced conversions is set in the heart of the popular village which offers a good range of amenities including a primary school, 2 public houses, supermarket, post office, petrol station church, village hall and even a takeaway restaurant. The larger towns of Welshpool, Newtown and Bishops Castle are close by with the County town of Shrewsbury also within comfortable driving distance. Most of these give access to the national road and rail network.

SITTING ROOM

4.67m X 3.51m (15'4" X11'6")

Open fire in a feature brick fireplace with timber mantelpiece. Under stairs store, TV point, 2 panelled radiators, windows to front and rear aspect, front entrance door, rear entrance door, newly laid carpet and staircase to first floor.

KITCHEN/BREAKFAST ROOM

4.37m X 2.29m (14'4" X7'6")

Comprising a newly Fitted kitchen of contemporary base and wall units with, stainless steel sink unit, part tiled walls, attractive tiled floor, timber effect work tops, integrated newly fitted Beko electric oven and hob with extractor canopy over. Built in cupboard, recessed ceiling lights, plumbing for washing machine and space for low level fridge, panelled radiator, tiled floor, 2 windows to rear, sliding door.

LANDING

With newly carpeted staircase exposed wall timbers and doors to

BEDROOM 1

4.62m x 2.29m (15'2" x7'6")

Built-in wardrobe, exposed ceiling timber, panelled radiator, 2 windows to rear, newly fitted carpet.

BEDROOM 2

3.20m x 2.79m (10'6" x9'2")

Built-in wardrobe and cupboard, exposed feature ceiling and wall timbers, panelled radiator, window to front.

BATHROOM

Well appointed with a newly fitted white suite of Panelled bath, pedestal wash basin, WC, part tiled walls, feature wall timbers, built-in wall shelving, extractor fan, panelled radiator

OUTSIDE

To the rear is a shared driveway and turning area with parking spaces outside the dwelling. Enclosed front garden comprising lawn and path to a separate access from the public footway at the front. Timber and block store shed with power supply and light.(5'10" x 5'10")

SERVICES

Mains electricity, water and drainage. Oil fired central heating with a new external combination boiler.

N.B. The services, flues and appliances have not been testes and no warranty is provided with regard to their condition

COUNCIL TAX

Band "C" (online enquiry.)

TENURE

Freehold.

EPC - ENERGY PERFORMANCE CERTIFICATE

A full copy of the EPC is available on request or from our website

VIEWING

By appointment with the Agents Halls Bishops Castle 01588 638755 or email bishopscastle@hallsgb.com

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase, you will be required to provide evidence of funding together with adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017) E.G. Passport or photographic driving license and recent utility bill.

DIRECTIONS

From Bishops Castle proceed to Churchstoke, passing the supermarket on your left and continue into the village and turn left into The Fir Court estate and then immediately left over a short gravel track and the property is the second in the terrace..