

# Town & Country

Estate & Letting Agents



**11 Laburnum Meadows, Four Crosses, SY22 6QT**

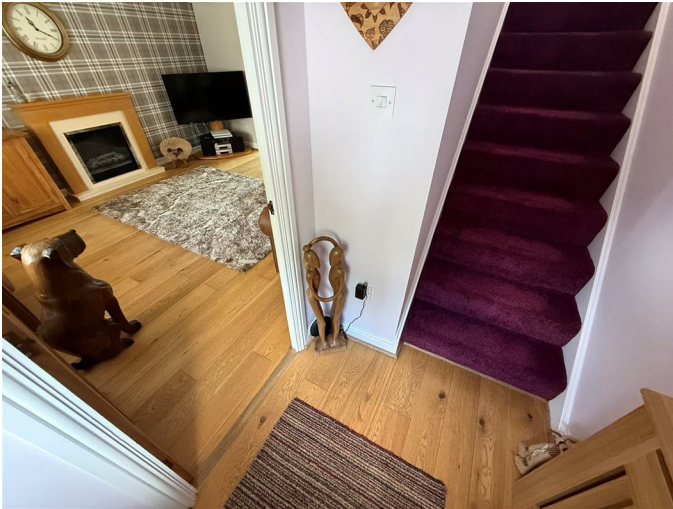
**Offers In The Region Of £265,000**

Nestled in the tranquil cul-de-sac of Laburnum Meadows, Four Crosses, this charming semi-detached house offers a delightful family home with an immaculate presentation. Built in 2000, the property spans an impressive 926 square feet, providing ample space for comfortable living. The house features two inviting reception rooms, perfect for both relaxation and entertaining guests. With three well-proportioned bedrooms, there is plenty of room for a growing family or for those who simply desire extra space. The kitchen and bathroom are thoughtfully designed to cater to the needs of modern living. The property also has generous parking space, accommodating up to three vehicles, which is a rare find. The peaceful surroundings of this popular area make it an ideal choice for families seeking a safe and friendly neighbourhood. Being in a great location with easy access to Welshpool, Oswestry and Shrewsbury, this lovely home in Laburnum Meadows is sure to impress. With its excellent presentation and prime location, it is a wonderful opportunity not to be missed.

### Directions

From our Willow Street office proceed up Willow Street and turn left to stay on Welsh Walls follow the road around and turn left at the junction onto Upper Brook Street. At the traffic lights turn right towards Morda and follow the road, through the village, until reaching the junction with the A483 bypass. Turn right and continue along, passing through Pant and Llanymynech. At the roundabout take the first left and head into Four Crosses. At the next roundabout take the second exit and follow the road along passing the new development on the left. Turn right onto Laburnum Meadows and the property will be found on the left.

### Hall



The hallway has an oak Floor, stairs leading off to the first floor, a part glazed door to front, door to the lounge and a telephone port.

### Lounge 13'2" x 12'10" (4.02m x 3.93m )



The good sized, bright lounge has a square bay window to front, oak floor, radiator, focal electric fireplace and a glazed door leading through to the kitchen.

### Additional Photo



### Kitchen/Dining room 10'1" x 16'2" (3.09m x 4.93m )



A good sized room having a window to the rear, French doors leading through to the conservatory, a range of fitted base and wall units with work surfaces over, one and a half bowl sink with a mixer tap over, plumbing for a washing machine, Belling electric double oven, ceramic hob with chimney style extractor fan, wall mounted oil boiler, breakfast bar, radiator, part tiled walls, tiled floor and a door to an under stair cupboard providing useful storage.

### Additional Photo



### Additional Photo

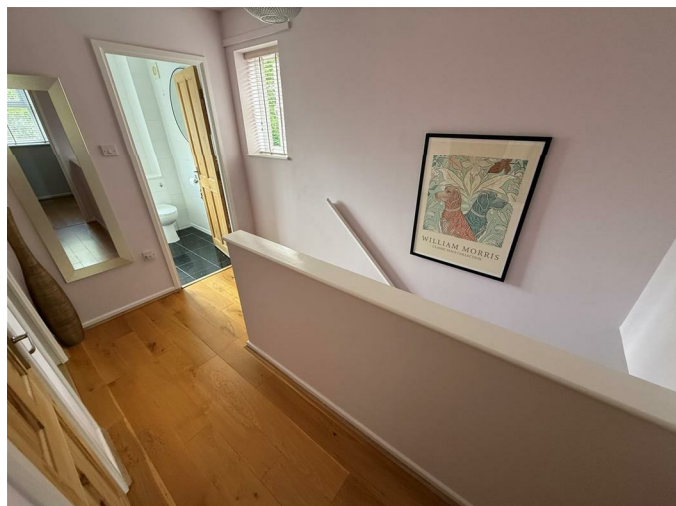


### Conservatory 12'7" x 8'10" (3.86m x 2.71m)



The conservatory is a great place to relax and enjoy the garden having French doors leading out to the garden, electric wall heater, wood flooring and a glass roof.

### First Floor Landing



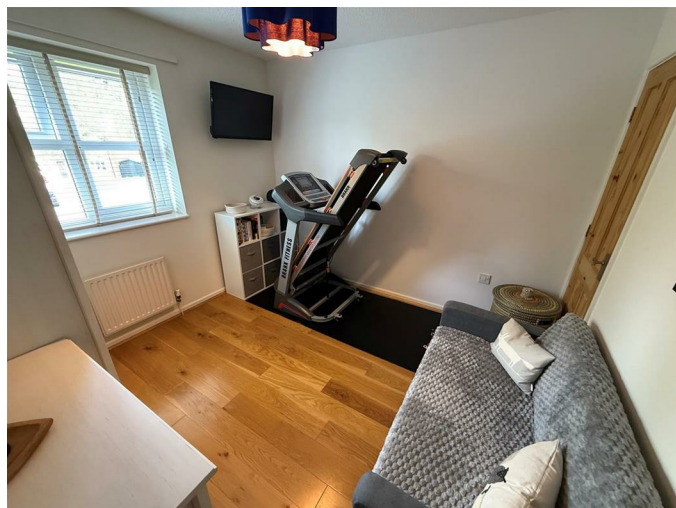
Having a window to the side, oak flooring, airing cupboard off and doors leading to the bedrooms and the bathroom.

### Bedroom One 9'9" x 10'11" (2.98m x 3.34m )



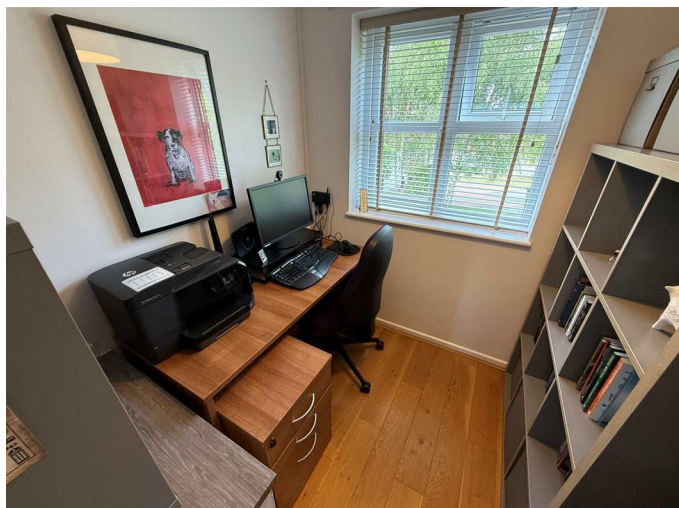
A double bedroom having a window to the rear, radiator, oak flooring and a double built-in wardrobe.

### Bedroom Two 9'8" x 9'3" (2.96m x 2.82m )



A second double bedroom having a window to the front, radiator, oak flooring and a built in wardrobe.

### Bedroom Three 6'5" x 6'5" (1.96m x 1.97m )



The third bedroom is currently used as an office but would be ideal as a single room having a window to the front, oak flooring and a radiator.

### Family Bathroom 6'3" x 6'0" (1.91m x 1.85m )



The well appointed family bathroom has a window to the rear, panel bath with Triton electric shower and bi-fold screen over, wash hand basin and W/C on a vanity unit with a mixer tap over, extractor fan, fully tiled walls and heated towel rail.

### Front Garden

To the front of the property the garden is laid to lawn with a double width driveway to the side, canopy porch with lighting over the front door and gated side access leading to the rear garden.

### Rear Garden

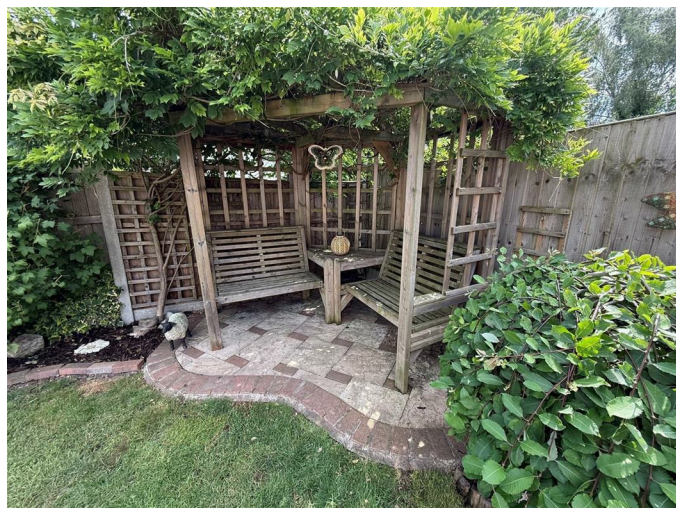


The well maintained rear garden has a patio ideal for sitting out and enjoying the sunny garden, shed area at side, fence boundaries, pergola area at the far end of the garden providing further seating area, outside tap and power point.

### Additional Photo



### Additional Photo



## **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.

## **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.

## **To Book a Viewing**

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

## **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.

## **Services**

The agents have not tested the appliances listed in the particulars.

## **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.

## **Hours Of Business**

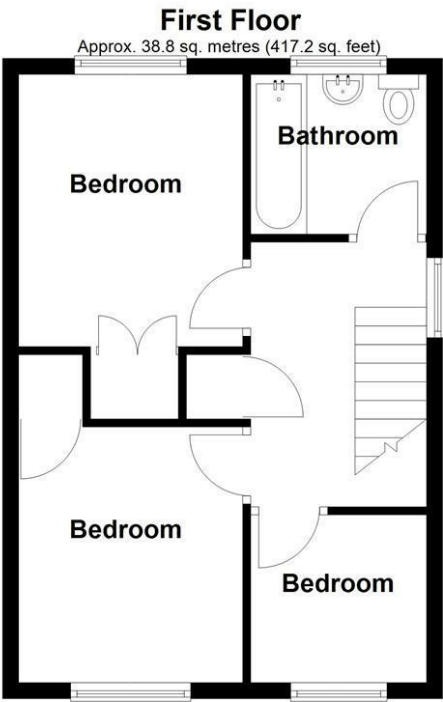
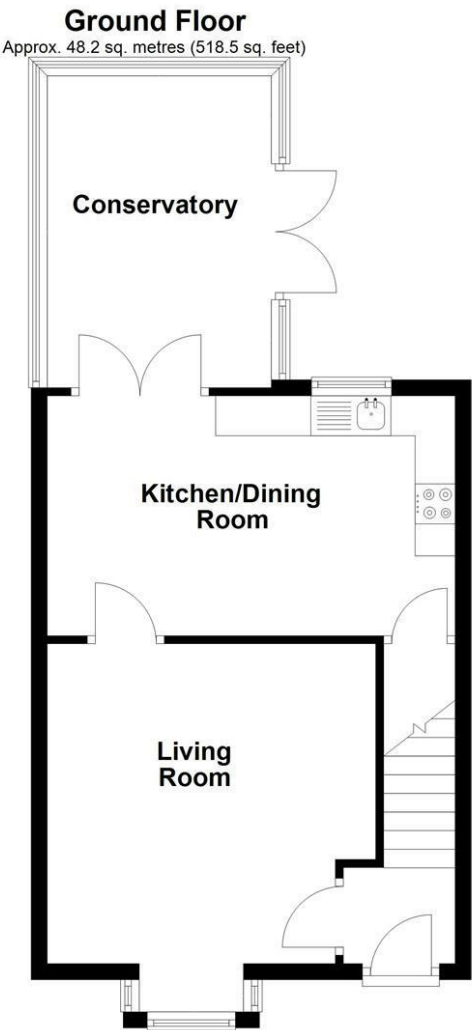
Our office is open:  
Monday to Friday: 9.00am to 5.30pm  
Saturday: 9.00am to 2.00pm

## **Additional Information**

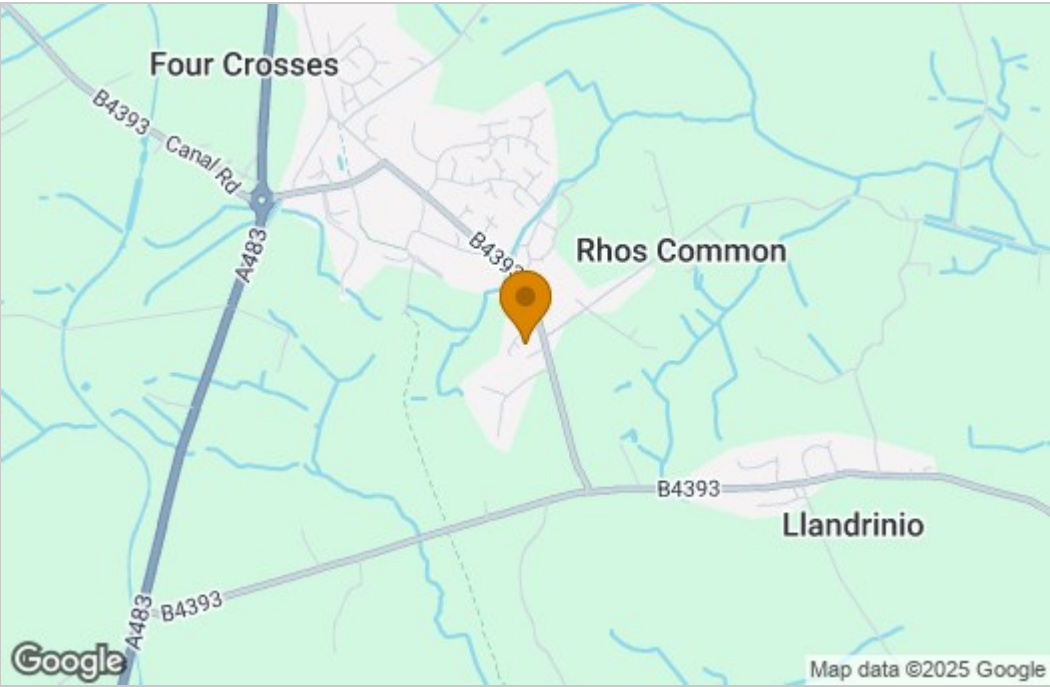
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

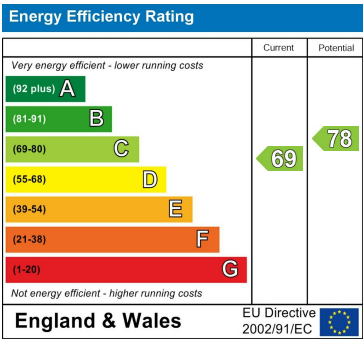
Floor Plan



Area Map



Energy Efficiency Graph



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