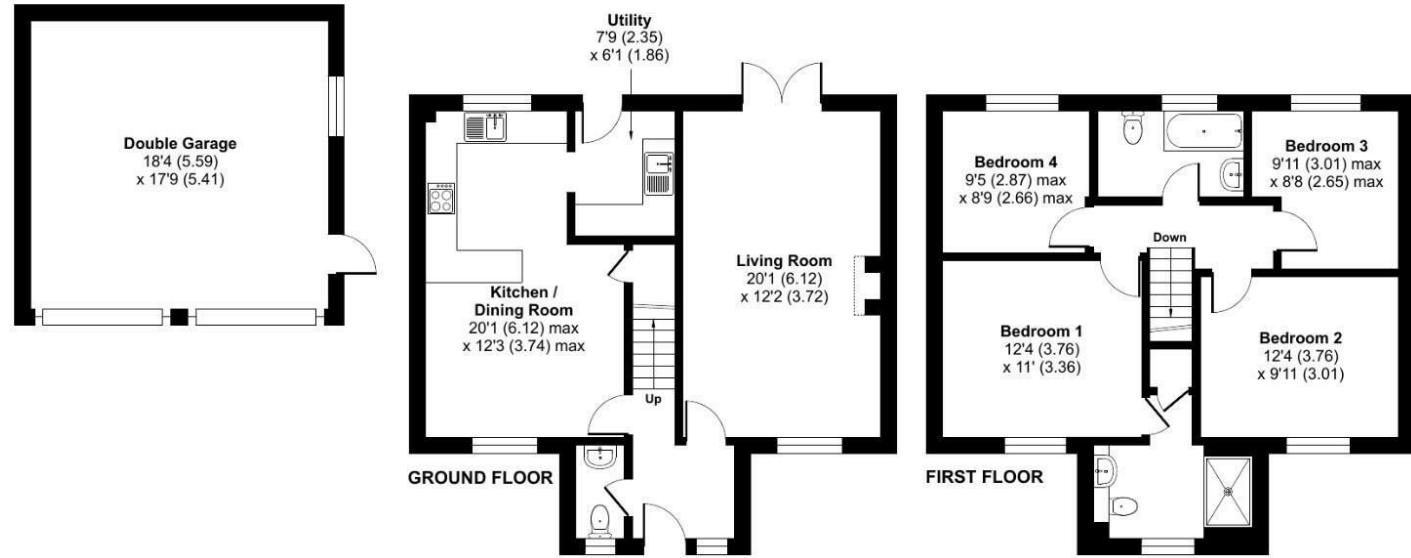


FOR SALE

41 Fir Court Drive, Churchstoke, Montgomery, SY15 6AZ



Approximate Area = 1250 sq ft / 116.1 sq m  
Garage = 326 sq ft / 30.3 sq m  
Total = 1576 sq ft / 146.4 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). © nichecom 2026. Produced for Halls. REF: 1473454



FOR SALE

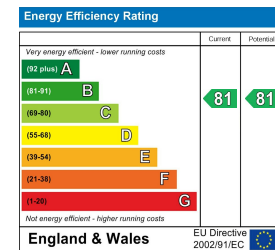
Offers in the region of £320,000

41 Fir Court Drive, Churchstoke, Montgomery, SY15 6AZ

**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 great family home has undergone a comprehensive scheme of refurbishment and redecoration throughout. The property has the addition of a solar 2.73kw solar PV system installed along with battery storage, EPC rating B, reducing running costs. The property has been designed to provide a bright and contemporary living environment, with the added advantage of a south-facing garden. The property has an open plan kitchen/diner/family room and lounge with French doors leading out into the well maintained garden. The Master bedroom has an en suite with double shower, three further bedrooms and family bathroom. The spacious twin garage provides a great space with additional storage space above. The property has also had new external front and rear doors adding to the modern look.



01938 555552

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



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1 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Detached & spacious four bedroom family home
- Set in popular residential village
- Lounge, open plan kitchen/diner
- Private enclosed south facing rear garden
- Double garage & ample parking

**GENERAL REMARKS**

41 Fir Court Drive is a modern, spacious, double fronted detached house set in a private, well kept development in the heart of this popular village. It offers well proportioned accommodation of 4 bedrooms, en-suite and family bathroom, a large through lounge with french doors to the rear, open plan kitchen/dining room with utility off and large entrance hall with cloaks/WC. Perfect for families or those who require space for home working or guests to stay. The house has recently been fitted with new double-glazing.

Outside, to the front, is a small edging lawn with a detached double garage to one side and ample parking to the front. To the rear is a private south facing enclosed garden with paved terrace and neat lawn area with carefully positioned bushes to preserve the privacy to seating areas.

**LOCATION**

it is situated in the heart of the village which offers an excellent range of local services including primary school, shopping centre, church, village hall, bowling green, allotments, and two pubs. The towns of Bishops Castle, Welshpool, Newtown and Shrewsbury, are within comfortable motoring distance and offer excellent employment, recreational and service opportunities. Regular bus service to nearby towns.

**ACCOMMODATION**

Approached from the front and arranged over two floors with detached double garage to one side, the accommodation comprises:

**ENTRANCE HALL**

Part glazed door into the entrance hall with fitted carpet, radiators, stairs to first floor, smoke alarm, light fittings and doors to:

**SEPARATE WC**

With tiled floor, low flush WC, wash hand basin and radiator.

Door to:

**LOUNGE**

With dual aspect front and rear, fitted carpet, attractive mock fireplace with wooden surround, French doors out to the rear terrace and enclosed garden, two central light points, three wall light points and radiator.

**KITCHEN/DINER**

Kitchen area - with tiled floor, a wrap around range of white base and wall units with wood effect worktops, stainless steel sink unit, Smeg four ring ceramic hob with double oven below and stainless steel extractor hood above, plumbing for dishwasher, courtesy tiling, radiator and double-glazed window with views of the rear garden.

Dining area - plenty of space for table and chairs, fitted carpet, radiator, double-glazed windows to the front, central lighting point and door to handy understairs storage cupboard.

Off the kitchen is the:

**UTILITY**

With matching tiled floor, stainless steel sink unit with matching base and wall cupboards with timber worktops, space for an upright fridge/freezer, plumbing and space for washing machine and tumble drier, track lighting and courtesy tiling. door to rear

The staircase rises to the First Floor Landing with fitted carpet, access to roof space and doors to:

**BEDROOM 1**

With a front aspect, fitted carpet and radiator and door to the:

**EN-SUITE SHOWER ROOM**

With tiled floor, recessed double shower cubicle, fully tiled, with mixer shower and sliding door. Low flush WC, wash basin set into a vanity cabinet with wall mirror and matching wall cupboard, radiator and storage cupboard.

**BEDROOM 2**

With front aspect, fitted carpet and radiator.

**BEDROOM 3**

With rearward views overlooking the gardens and beyond the development to the Welsh hills. Radiator and fitted carpet.

**BEDROOM 4**

With rearward views overlooking the gardens and beyond the development to the Welsh hills. Radiator and fitted carpet.

**BATHROOM**

With tiled floor, white three piece suite including panelled bath with mixer shower above and swinging screen, pedestal wash basin with large mirror, low flush WC, radiator and spotlighting.

**OUTSIDE**

To the front is a large brick paved parking area for up to three cars, a detached double garage with two up and over doors and a small lawned area to the side and further lawn and path leading to the front porch. A path leads down between the garage and the house to the rear south facing gardens which are well screened with mature shrubs and plants, a paved terrace close to the house offers access to the utility and living room. A step leads down to a neatly lawned area with edging borders and seating areas offering a peaceful setting.

**SERVICES**

Mains water, electricity and drainage are connected. A Worcester Bosch external condensing boiler was installed in 2017 together with additional roof space insulation Double-glazing has been installed in June 2024 with a 10 year guarantee, by local family company. New front and rear doors have also been fitted.

The property has a 6 panel - 2.73kw solar PV system fitted along with battery storage creating a very efficient family home.

Council tax band E

NOTE: None of the services or installations have been tested by the Agents.

**DIRECTIONS**

Postcode for the property is SY15 6AZ

What3Words Reference is flannel.cricket.baseballs

**VIEWINGS**

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

**ANTI-MONEY LAUNDERING (AML) 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.