



SAMUEL WOOD



21 Fir Court Drive, Churchstoke, Montgomery, Montgomeryshire, SY15 6AZ

Offers In The Region Of £365,000

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- Beautifully Presented Throughout
- Stylish Bathrooms with Contemporary Fixtures
- Conservatory and Enclosed Rear Garden
- Modern Executive Style Detached Family House
- Four Bedrooms, One En-Suite
- Cul-De-Sac Position, Near Village Centre
- Double Garage and Off-Road Parking
- Views to Surrounding Countryside

Samuel Wood is delighted to market 21 Fir Court Drive, Churchstoke. The property represents the epitome of modern executive-style living, offering an exquisite detached family house nestled in the idyllic cul-de-sac of similar properties and a thriving community. This exceptional property combines sleek contemporary design with luxurious features, providing a balanced blend of functionality, comfort, and elegance.

Set within immaculately landscaped grounds, the property immediately enthrals with its striking architectural design. The property boasts clean lines, large windows, and a pristine, tasteful appearance, adding to its appeal. The neatly manicured gardens, spacious driveway, and a double garage enhance the property's grandeur to create an inviting impression.

Sitting in a sought-after village location, 21 Fir Court Drive enjoys the benefits of a tranquil residential setting while being conveniently located within easy reach of Shrewsbury, Oswestry and Craven Arms. Local amenities include a large supermarket / garden centre, village hall, primary school, bowling club, tennis club, take away restaurant and several well respected public houses.

Viewing of this well presented, modern executive-style home is essential by appointment with Samuel Wood, Craven Arms, EPC D



21 Fir Court Drive has been well thought out with the needs of a modern executive lifestyle in mind. The accommodation briefly includes: Reception Porch, Cloakroom, Hallway, Living Room, Kitchen / Diner, Conservatory, Utility Room, 4 Bedrooms, 1 En-Suite Shower Room and Family Bathroom. Described in more detail as follows: -

Entrance

Access to the property via block paved driveway and paved path to a uPVC front door with two vertical opaque stained glass windows. Upon entering, you are greeted by a warm and inviting reception porch that leads you to

Cloakroom

Having a suite in white comprising of wash hand basin with tiled splash back, W.C. and window to front aspect.

Hallway

The spacious hallway has stairs rising to first floor, hard wooden flooring and access to main living areas.

Living Room 21'1" x 13'2" (6.44 x 4.03)

A spacious and light living room, perfect for relaxing and entertaining guests. The feature exposed brick fireplace has wood burning stove set on slate hearth with exposed timber mantle, engineered oak flooring, two ceiling lights, windows to front garden and sliding patio doors to

Conservatory 21'2" x 10'8" (6.46 x 3.26)

Being of uPVC construction on low wall, with polycarbonate roof, tiled flooring and French doors to rear garden and patio area. A uPVC with large opaque window leads into



Utility Room 7'2" x 6'11" (2.19 x 2.13)

A useful utility area with a modern base unit with heat resistant work surface inset with stainless steel sink with mixer filler and ceiling downlights. Having planned space and plumbing for washing machine, planned space for further appliances and window to conservatory.

Kitchen / Diner 21'3" x 9'8" (6.48 x 2.97)

The modern open-plan kitchen / diner is well-equipped with built-in appliances and offers ample storage space of base units, wall units, drawers and ceiling downlights. Built-in appliances include an electric oven, electric ceramic hob with light and extractor unit over, wine cooler, dish washer with heat resistant work surfaces with round inset stainless steel sink with mixer filler and window overlooking the rear garden. The open-plan arrangement leads into a dining area with space for table and chairs with window overlooking front garden with engineered oak flooring throughout.

First Floor

Stairs from the hallway rise to the landing, with fitted stair carpet, bannisters with painted spindles. The first floor comprises four generously sized bedrooms, all thoughtfully designed to offer flexibility for a growing family or accommodating guests.

Bedroom 1 13'5" x 12'0" (4.10 x 3.67)

The master bedroom boasts ample space and benefits from an abundance of natural light from the window overlooking the front garden, with fitted carpet, centre ceiling light, airing cupboard and a door to

En-Suite Shower Room 9'3" x 5'0" (2.83 x 1.53)

The stylish en-suite features contemporary fixtures and a corner shower enclosure, with a vanity unit inset with wash hand basin with cupboard under, heated towel rail, tiled flooring, tiled walls, two windows to front elevation, Velux ceiling window and ceiling downlights.

Bedroom 2 11'8" x 9'6" (3.56 x 2.91)

Bedroom two is equally well-appointed, with fitted carpet, centre ceiling light and window to front elevation.

Bedroom 3 10'2" x 8'9" (3.12 x 2.67)

A versatile room which could be re-purposed as a study or office, with fitted carpet, centre ceiling light and window to rear elevation.

House Bathroom 8'3" x 4'10" (2.52 x 1.49)

The stylish family bathroom features contemporary hi-quality fixtures, a bath with shower over with glazed screen providing a haven for relaxation. A modern design with tiled floor, tiled splash areas, a suite in white comprising of vanity unit with cupboard under inset with wash hand basin, W.C., ceiling downlights and window with opaque glass to rear elevation.

Bedroom 4 9'10" x 8'7" (3.02 x 2.64)

Well appointed with fitted carpet, centre ceiling light and window to rear elevation.

Outside and Garage

The property features a well-maintained garden to the rear, providing an oasis of calm and privacy. Largely laid to lawn with a good sized patio area providing space for table and chairs, this outdoor space offers a serene environment for outdoor activities, children's play, or simply enjoying the fresh Shropshire air. Having fence borders with raised beds of floral and herbaceous borders, mature shrubs and trees. A further paved area provides hardstanding for a greenhouse and a useful garden shed with the oil tank housed in this area.

Detached Double Garage

Accessed via a service door from the driveway, the detached double garage has dual up-and-over doors, power, lighting and traditional style sensor light to front driveway.





Directions

From the Samuel Wood branch in Craven Arms, head west on Corvedale Road (B4368). Take the Shrewsbury Road (A49). Continue on A49 and turn left onto A489 for approximately 5 miles until you reach the roundabout at the junction with the A489. Take the second exit onto the A489, signposted towards Churchstoke. Follow the A489 for about 4 miles, passing through the village of Lydham. As you approach Churchstoke, stay on the B4385 for about 0.7 miles, then turn right onto Fir Court Avenue. Follow the road to Fir Court Drive, no. 21 will be on your left hand side, indicated by the agent For Sale board.

Services to the property

We understand that the property has oil-fired central heating, mains electricity, mains water and mains drainage. Telephone and Broadband to BT regulations, estimated broadband speeds are standard 20Mbps, superfast 80Mbps. Windows and doors are double glazed.

Local Authority

Powys County Council. Powys County Hall, Spa Road East, Llandrindod Wells, LD1 5LG. Tel: 01597 827460 (General Enquiries).

Council Tax

Band: F

Tenure

We understand that the tenure is Freehold.

Viewings

Contact Craven Arms Office on: 01588 672728 Email: cravenarms@samuelwood.co.uk

Out of Hours Enquiries

Please phone Andy Price on: 07942 186235 | Email: andy@samuelwood.co.uk

Mortgage Services

We offer no obligation mortgage and financial services through Hilltop Mortgages Solutions, please ask a member of our team for further details.

Referral Fees

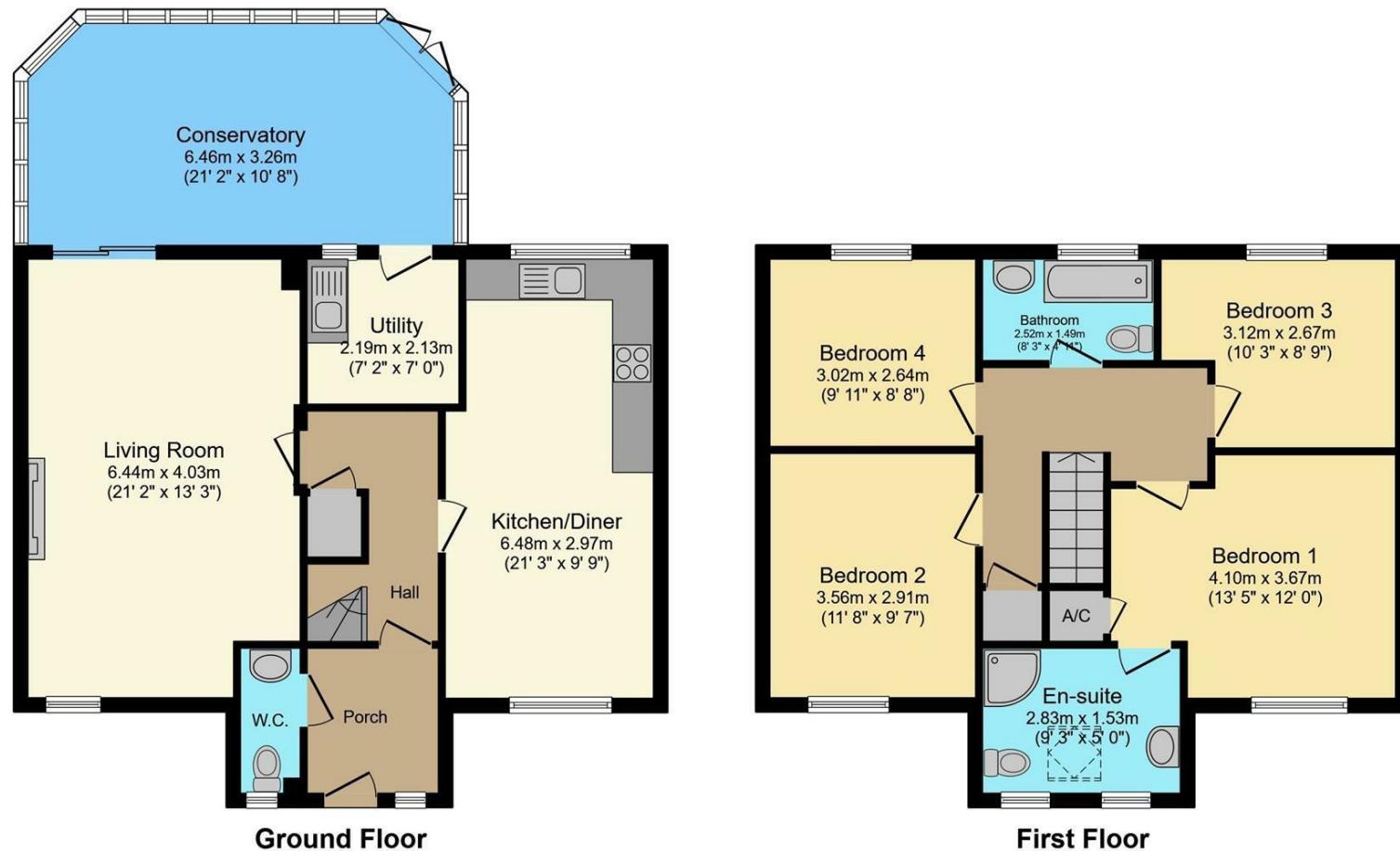
Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services, we may receive fees from them as declared in our Referral Fees Disclosure Form.







Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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