



SAMUEL WOOD

Willowbrook, Forden, Welshpool, Shropshire, SY21 8LT

Asking Price £365,000



Willowbrook, Forden

Welshpool, Shropshire, SY21 8LT



- Spacious Detached Village Bungalow
- Generous Corner Plot Position
- Lounge With Wood-Burning Stove
- Conservatory Overlooking Rear Garden
- Popular Forden Village Location
- Flexible Three/Four Bedroom Accommodation
- Wrap-Around Mature Gardens
- Kitchen With Oil-Fired Rayburn
- Double Garage and Driveway Parking
- EPC Rating E

Occupying a generous corner plot in the heart of the sought-after village of Forden, Willowbrook is a spacious and versatile detached bungalow offering flexible accommodation, beautifully maintained wrap-around gardens and excellent parking. The property provides comfortable single-storey living with three bedrooms, together with a useful office that could serve as a fourth bedroom, making it ideal for families, downsizers or those working from home. A welcoming lounge with a wood-burning stove, a kitchen centred around a traditional oil-fired Rayburn, dining room and conservatory create excellent living and entertaining space, while the generous driveway and double garage add further practicality. Conveniently positioned within walking distance of the village amenities, including a primary school, public houses and community facilities, this is a wonderful home in a popular rural setting.

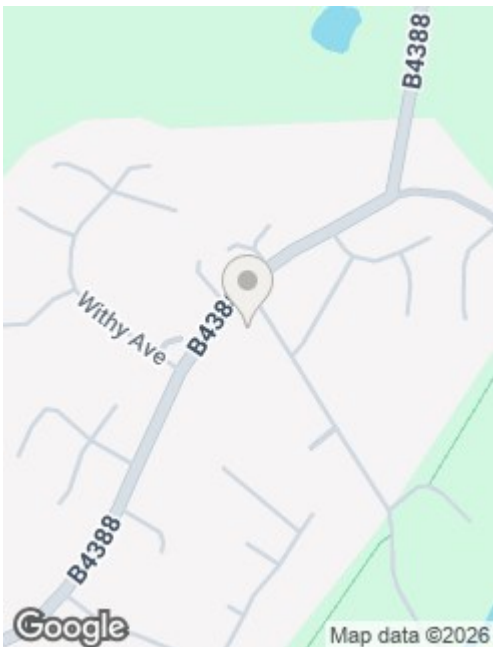
The porch opens into a spacious L-shaped hallway, leading to a generous lounge featuring a wood-burning stove and large picture window overlooking the front gardens. The well-equipped kitchen is fitted with a range of units and is centred around an oil-fired Rayburn, opening through to the dining room and onward to a bright conservatory with French doors onto the rear decking. Completing the accommodation is a useful utility room, an office with potential to serve as a fourth bedroom, and a separate shower room.

The bungalow offers three well-proportioned bedrooms, including a spacious principal bedroom enjoying views over the front gardens, a further double bedroom and a comfortable single room. The family bathroom has been attractively updated with a bath, separate rainfall shower, WC and wash hand basin, while the additional shower room provides excellent flexibility for guests or multi-generational living.

Willowbrook occupies an impressive corner plot with wrap-around lawned gardens, mature trees and shrubs, and several seating areas to enjoy the outdoors. A raised deck leads directly from the conservatory, with steps down to a paved patio and further lawn beyond. To the front, a large gated driveway provides extensive parking and turning space, complemented by an attached double garage. A timber shed, log store and useful amenity area further enhance the practicality of this delightful village home.







Directions

What3words: [///able.gone.playfully](https://www.what3words.com/able.gone.playfully)

Services: We understand that the property has oil heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 19 Mbps, Superfast 80 Mbps & Ultrafast 1800 Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Powys County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG
01597 826000

Council Tax Band: F

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: 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.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.







Ground Floor

Total floor area: 160.9 sq.m. (1,732 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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