

Holters

Local Agent, National Exposure

Birchlea Milford Road, Newtown, SY16 2DZ

Offers in the region of £325,000



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When you combine location, potential, space and the advantage of no onward chain, the result is a property offering plenty of possibilities. Birchlea is just that. Contact Holters to arrange your viewing.

- Detached Family Home
- Spacious Kitchen with Separate Utility
- Generous Plot with Wraparound Gardens
- EPC C
- Four Bedrooms
- Family Bathroom and Downstairs Shower-room
- Off Road Parking
- Two Reception Rooms
- Integral Garage
- No Onward Chain

The Property

Birchlea is a four-bedroom detached house that has remained in the same family since it was built and is now offered for the first time to a new generation of owners. Tucked away at the end of a shared driveway serving just three neighbouring properties, it enjoys a quietly secluded position in one of Newtown's most popular residential areas, with the town centre, schools and everyday amenities all within easy reach.

The front door opens into a welcoming entrance hall, where a handsome open-tread staircase rises to the first floor and doors lead off to the principal ground floor rooms. To one side is the sitting room, a well-proportioned space with a fireplace as its focal point and windows overlooking the front garden. Opposite, the kitchen is generously sized and fitted with units along two walls, together with a double oven and hob. A window frames views of the garden, while an opening leads directly into the dining room.

Bright and airy, the dining room enjoys windows on two sides and a pleasant outlook across the garden, creating a natural setting for family mealtimes and entertaining alike. A separate utility room provides

additional storage and practical workspace, while a ground floor shower room with WC completes the accommodation at this level.

Upstairs, the landing gives access to four bedrooms. Bedroom one is a particularly spacious double room with a wide front-facing window, while bedroom two is similarly generous in size and enjoys a rear aspect. Bedrooms three and four are comfortable single rooms, one of which benefits from fitted storage. The family bathroom is fitted with a bath, pedestal wash hand basin and WC.

Outside, Birchlea truly comes into its own. The gardens wrap around the property on multiple sides, featuring a good-sized lawn, established borders, a greenhouse and a paved seating area – a sheltered and private space that has clearly been well cared for over the years. To the front and side, the driveway provides ample off-road parking, while the integral garage offers further storage or potential workshop space.

Now ready for its next chapter, Birchlea offers buyers the chance to update and personalise a well-loved family home in a popular residential setting. With generous

accommodation, wrap-around gardens, ample parking and a tucked-away position at the end of a shared driveway, the property provides a strong foundation for improvement. Whether modernised gradually over time or reimagined to suit contemporary family life, Birchlea offers plenty of scope for new owners to make it their own.

The Location

Newtown (Y Drenewydd) is the largest town in Powys, lying in the heart of Mid Wales and surrounded by hills and open countryside.

As a well-established market town, Newtown offers a wide range of services, schools and leisure facilities, making it a practical and popular choice for everyday living. The town has a strong educational offering, including a number of primary schools and Newtown High School and Sixth Form, which is well regarded locally. Post-16 and vocational education is available at Coleg Powys, providing further learning opportunities close to home.

Day-to-day needs are well served, with a mix of independent shops, supermarkets, cafés, restaurants and public houses, alongside medical



facilities and other essential services. Cultural and leisure amenities include Theatr Hafren, Oriel Davies Gallery and the Robert Owen Museum, contributing to an active and well-supported town centre.

For those who enjoy sport and outdoor activity, the surrounding countryside offers excellent walking and cycling routes, while the town itself is home to a wide range of sports clubs, gyms and recreational facilities. Newtown AFC is based at Latham Park, and there are established clubs for rugby, cricket, tennis and other sports.

Newtown is well connected, with a mainline railway station providing regular services along the Cambrian Line, as well as local bus routes and coach services, making it a practical base for commuting and wider travel.

Tenure

We are informed the property is of freehold tenure.

Heating

The property has the benefit of gas fired central heating.

Services

We are informed the property is connected to all mains services.

Council Tax

Powys County Council - Band E

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900 MB. Interested parties are advised to make their own enquiries.

Nearest Towns / Villages

Llanfair Caereinion - 11 Miles
 Llanidloes - 13 Miles
 Welshpool - 14 Miles
 Knighton - 21 Miles
 Llandrindod Wells - 24 Miles
 Machynlleth - 28 Miles
 Shrewsbury - 32 Miles
 Aberystwyth - 42 Miles

What3Words

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Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Money Laundering Regulations

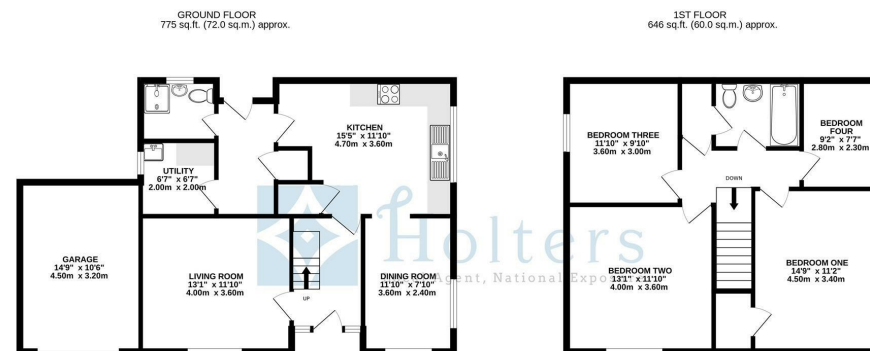
In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.



TOTAL FLOOR AREA: 1421 sq.ft. (132.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	77
	EU Directive 2002/91/EC	



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