

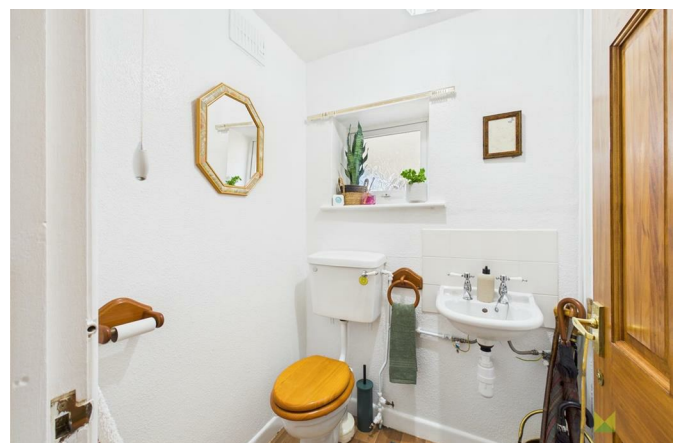
# 15 The Willows West Felton Oswestry SY11 4JX



**3 Bedroom House - Semi-Detached**  
**Offers In The Region Of £235,000**

## The features

- WELL PRESENTED 3 BEDROOMED SEMI DETACHED HOUSE
- GOOD SIZED LOUNGE AND CONSERVATORY
- THREE DOUBLE BEDROOMS WITH FITTED WARDROBES
- DRIVEWAY AND CARPORT WITH AMPLE OFF ROAD PARKING
- OFFERED FOR SALE WITH NO ONWARD SALE
- ENVIABLE LOCATION IN A SOUGHT AFTER VILLAGE
- FITTED KITCHEN
- WELL APPOINTED BATHROOM AND CLOAKROOM
- ENCLOSED REAR GARDEN PERFECT FOR ENTERTAINING
- ENERGY PERFORMANCE RATING 'D'



### \*\*\* 3 BEDROOM HOME IN ENVIABLE VILLAGE LOCATION \*\*\*

**An opportunity to purchase this attractively presented three bedroom semi detached home and ideal for first time buyer or growing family.**

**Set in this popular and sought after Village, ideal for commuters with ease of access to the A5/M54 motorway network. West Felton has good local facilities and is a short drive from the busy market Town of Oswestry having a further range of excellent facilities.**

**The accommodation briefly comprises Entrance Porch, Reception Hall, good sized Lounge, Kitchen, Conservatory, Three Double Bedrooms, Bathroom and Cloakroom.**

**Having the benefit of oil central heating, driveway providing ample off road parking and generous sized enclosed rear garden.**

**Viewing highly recommended.**

#### Property details

##### LOCATION

The property occupies an enviable cul de sac location in the heart of this popular village which is perfect for commuters with ease of access to the A5/M54 motorway network. West Felton itself boasts a primary school, post office/general store, church and restaurant/public house and is a short drive away from the busy market Town of Oswestry and nearby Railway Station at Gobowen with links to Shrewsbury, Chester and London.

##### ENTRANCE PORCH

Entrance door leading into the Entrance Porch with window to the front as side aspect. Tiled flooring, further door leading into,

##### RECEPTION HALLWAY

With staircase leading to the First Floor Landing, door opening to understairs storage cupboard. Further door leading out to the driveway. Radiator, doors leading off,

##### LOUNGE

A well lit room with window to the front aspect and doors to the rear aspect leading into the Conservatory. Feature fireplace housing electric fire with surround and hearth and storage cupboards either side. Coved ceiling, radiator, doors leading off,

##### KITCHEN

Fitted with a range of base level units comprising of cupboards and drawers with work surface over. Single drainer sink set into base level unit with mixer tap. Space for freestanding cooker, further space below work surface for washing machine and freestanding fridge. Matching range of wall mounted units, window to the rear aspect. Radiator.

##### CONSERVATORY

Being of brick and sealed unit double glazed construction, power and lighting and door to the rear garden. .

##### CLOAKROOM

Comprising of WC and wash hand basin with complimentary tiled splash back. Window to the side aspect and laminate flooring.

##### FIRST FLOOR LANDING

Stairs lead from the Reception Hallway to the First Floor Landing, access to loft space and doors leading off,

##### BEDROOM 1

Double bedroom with window to the front aspect, fitted wardrobes. Radiator.

##### BEDROOM 2

Another generous bedroom with window to the front aspect. fitted wardrobes. Radiator.

##### BEDROOM 3

With window to the rear aspect, fitted wardrobe. Radiator.

##### BATHROOM

Suite comprising of panelled bath, shower cubicle with shower head over, WC and vanity unit with wash hand basin with complimentary tiled splash back. Radiator, vinyl flooring and window to the rear aspect.

##### OUTSIDE

To the front of the property there is a driveway providing ample off road parking and carport providing covered parking, pathway leading to the Entrance Porch, area laid with lawn and enclosed with mature hedges. brick built storage shed housing oil fired boiler (Fitted circa 1yr ago). Side access leads to the Rear Garden which has a large paved patio area perfect for entertaining with friends and family. Good sized lawn area, pathway leading down the property, flower border with mature shrubs, garden storage shed. Enclosed with fencing.

##### GENERAL INFORMATION

TENURE



We are advised the property is Freehold . We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that mains electric, water and drainage are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B. again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

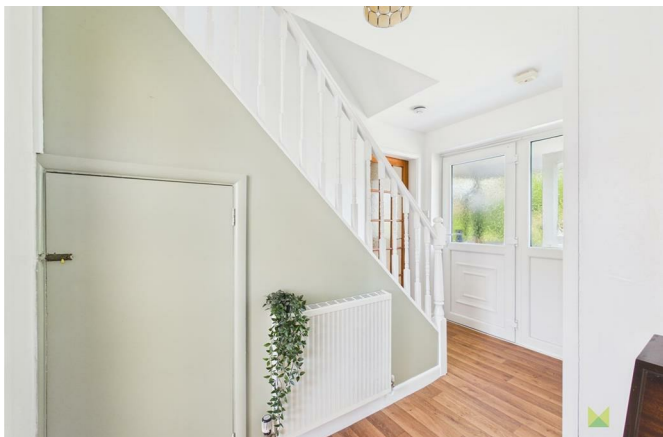
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

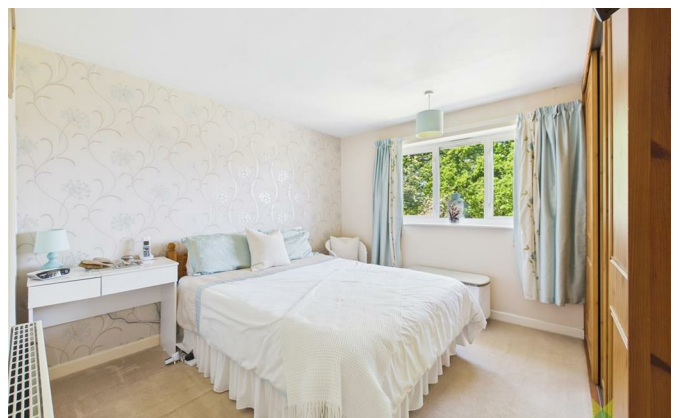
#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.







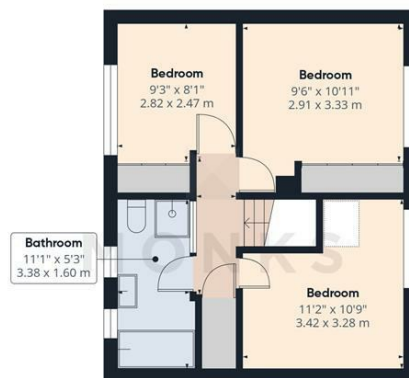
## 15 The Willows, West Felton, Oswestry, SY11 4JX.

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Floor 0



Floor 1



**Approximate total area<sup>®</sup>**  
939 ft<sup>2</sup>  
87.2 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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## Get in touch

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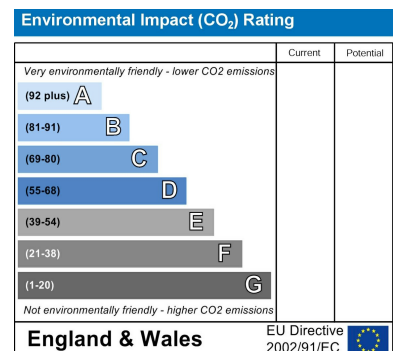
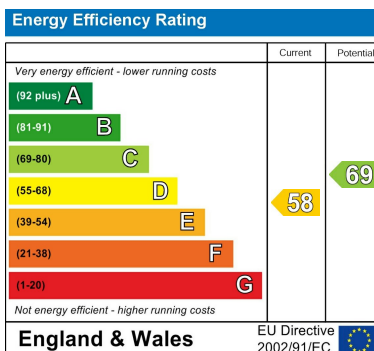
## Oswestry office

16 Church Street, Oswestry,  
Shropshire, SY11 2SP

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**



Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

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