

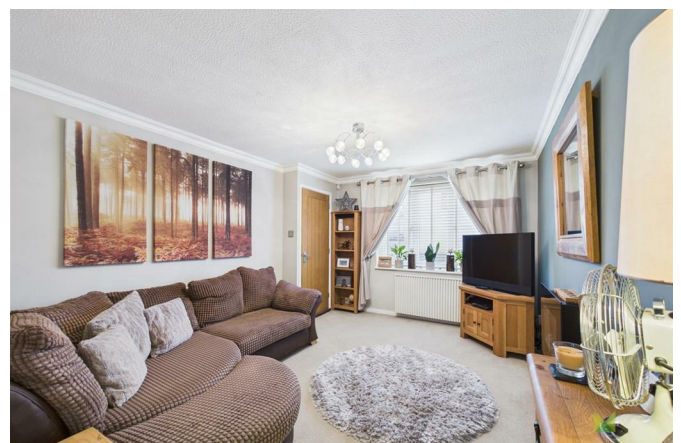
23 Orchard Drive West Felton Oswestry SY11 4LX



2 Bedroom House
Offers In The Region Of £185,000

The features

- TWO BEDROOM SEMI DETACHED HOME
- OCCUPYING AN ENVIABLE POSITION
- KITCHEN/ DINING ROOM
- DRIVEWAY WITH OFF ROAD PARKING
- ENERGY PERFORMANCE RATING "
- *NO CHAIN* PERFECT FOR FIRST TIME BUYERS, OR INVESTORS
- SPACIOUS LOUNGE AND GARDEN ROOM
- TWO BEDROOMS AND BATHROOM
- ENCLOSED REAR GARDEN
- VIEWINGS ESSENTIAL



*** NO CHAIN - TWO BEDROOM SEMI DETACHED HOME ***

An opportunity to purchase this well presented two bedroom semi detached home. The perfect starter home for first time buyers, or investors.

Occupying an enviable cul de sac location in the heart of the self sufficient village of West Felton with a wealth of amenities, having ease of access to the A5/ M54 motorway network perfect for commuters.

Briefly comprising of Entrance Hall, Lounge, Kitchen/ Dining Room, Two Double Bedrooms and Bathroom.

Having benefit of driveway with off road parking, double glazing and enclosed rear garden with well built garden room with options to use as a home office.

Viewings essential

Property details

LOCATION

The property occupies an enviable and sought after position in the heart of this popular village 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 HALL

Entrance door with storm porch leading into the Entrance Hallway. Staircase leads to the First Floor Landing. Fischer electric radiator, door leading into

LOUNGE

With window to the front aspect with fitted shutter blinds. Feature electric fire, coved ceiling. Fischer electric radiator, door leading into,

KITCHEN DINING ROOM

Fitted with a range of base level units comprising of cupboards and drawers with work surface over. One and a half bowl drainer sink set into base level units. Space for freestanding cooker with extractor hood over, and space for fridge/ freezer. Further space below work surface for washer dryer and slimline dishwasher. Range of matching wall mounted units, partially tiled walls, tiled flooring. Window to the rear aspect and door opening to under stairs cupboard.

DINING AREA- With ample space for family dining table, coved ceiling. Fischer electric radiator, and French doors leading out to the Rear Garden

FIRST FLOOR LANDING

Stairs lead from the Entrance Hall to the First Floor Landing, window overlooking the side aspect. Coved ceiling, door opening to airing cupboard and further doors leading off,

BEDROOM 1

A good sized double bedroom, two windows to the front aspect with fitted shutter blinds. Range of fitted bedroom furniture, coved ceiling. Fischer electric radiator.

BEDROOM 2

Double bedroom with window to the rear aspect. Fitted wardrobe. Fischer electric radiator.

BATHROOM

Fitted with suite comprising of panelled bath with shower head over. WC and wash hand basin. Partially tiled walls, Electric radiator, window to the rear aspect.

OUTSIDE

To the front of the property there is a pathway leading to the entrance door. Driveway provides off road parking for two vehicles and access gate leads into the rear garden. A mature and well thought out garden which provides the perfect space for those who love to dine alfresco and entertain with friends

and family. Paved patio area provide seating space and leads up to the decked area with complimentary pergola over. Area laid with lawn and wide variety of pot and planted established shrubs and specimen trees separate the garden into sections. Fabulous garden room provide ample covered space overlooking the garden and provides the perfect opportunity for those who work from home.

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 water, sewage and electric are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band D- 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 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.

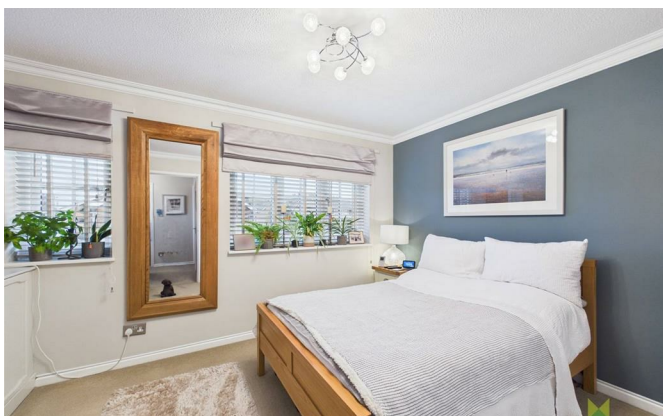
NEED TO CONTACT US

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.

23 Orchard Drive, West Felton, Oswestry, SY11 4LX.

2 Bedroom House

Offers In The Region Of £185,000





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Get in touch

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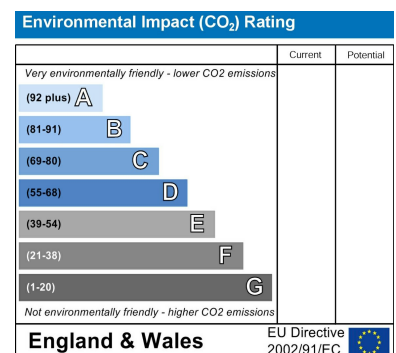
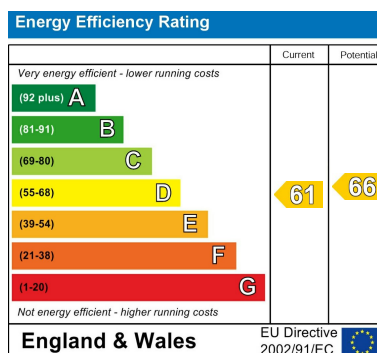
Oswestry office

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



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