

4 Nursery Close West Felton Oswestry SY11 4LZ



3 Bedroom House - Semi-Detached
Offers In The Region Of £260,000

The features

- THREE BEDROOM SEMI DETACHED HOME
- SPACIOUS LOUNGE AND SUN ROOM
- THREE BEDROOMS AND FAMILY BATHROOM
- ENCLOSED WELL STOCKED REAR GARDEN
- VIEWINGS ESSENTIAL
- ENVIABLE VILLAGE LOCATION WITH AMENITIES
- FITTED KITCHEN AND DINING ROOM
- DRIVEWAY WITH OFF ROAD PARKING
- ENERGY PERFORMANCE RATING



*** BEAUTIFULLY PRESENTED THREE BEDROOM HOME ***

An opportunity purchase this well looked after three bedroom semi detached home, offering spacious living perfect for the growing family, or those looking for extra space.

Occupying an enviable position in the heart of the self sufficient village of West Felton which boasts a wealth of amenities and has ease of access to the A5/ M54 motorway network perfect for commuters.

Briefly comprising of Entrance Hall, Lounge, Kitchen/ Dining Room, Conservatory, Three Bedrooms and Family Bathroom.

Having benefit of double glazing, driveway with off road parking for two vehicles, front garden and enclosed rear garden.

Viewings essential

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 HALL

Covered entrance with door leading into the Entrance Hall. Staircase leading to the First Floor Landing. Radiator, door leading into

LOUNGE

With window to the front aspect. Feature fireplace with electric fire. Radiator, door leading into,

KITCHEN/ DINING ROOM

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. Integrated double oven/ grill with inset four ring hob and extractor hood over. Integrated dishwasher, space for freestanding fridge/ freezer and further space below work surface for washing machine. Partially tiled walls, further range of wall mounted units. Understairs storage cupboard, window to the rear aspect.

DINING AREA- With ample space for breakfast/ dining table, tiled flooring, door leading into,

SUNROOM

Being of brick base and sealed unit. French doors lead out to the Rear Garden. Tiled flooring, radiator.

FIRST FLOOR LANDING

Stairs lead from the Reception Hall to the First Floor Landing, window to the side aspect. Radiator, doors leading off,

BEDROOM 1

With window to the front aspect, fitted wardrobes with sliding doors. Radiators.

BEDROOM 2

With window to the rear aspect. Radiator.

BEDROOM 3

With window to the front aspect. Radiator

FAMILY BATHROOM

With window to the rear aspect and suite comprising of panelled bath with shower head over and shower screen. WC and wash hand basin. Heated towel rail.

GARAGE

With up and over door to the front aspect, power and lighting.

OUTSIDE

To the front of the property there is a driveway providing off road parking for two vehicles. Area laid with lawn and range of shrubs and trees. Paved pathway leads to the Rear Garden which has a further paved pathway, area laid with lawn and well stocked established flower borders planted with a wide range of roses, specimen trees and shrubs. 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 sewage 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 'My Simple Mortgage' 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

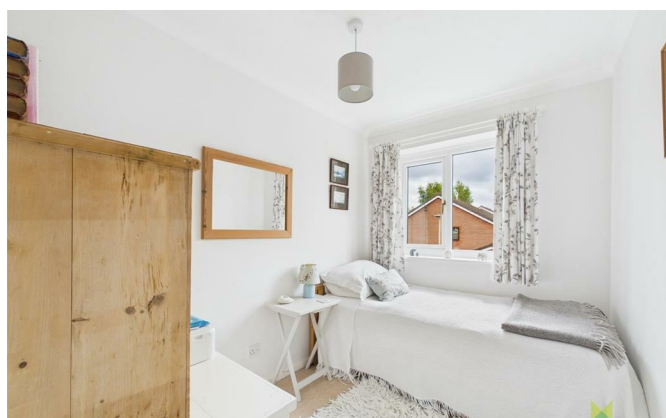
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

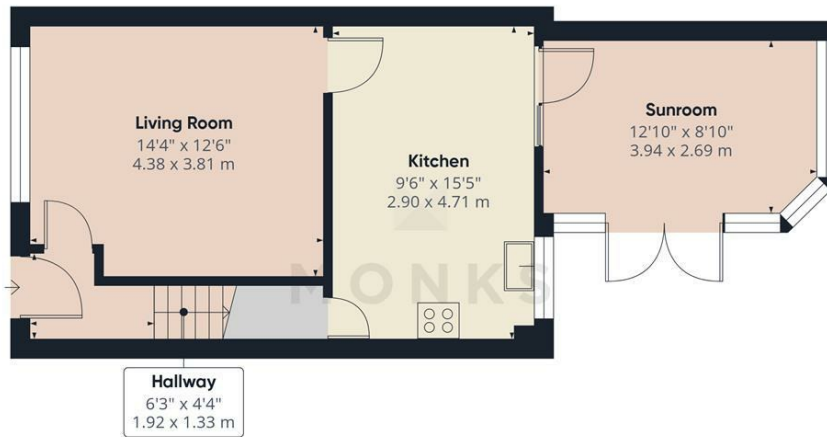
NEED TO CONTACT US

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.

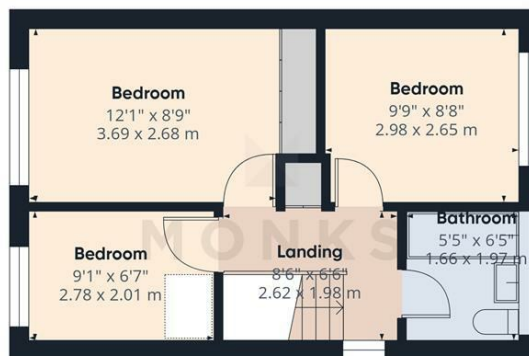
4 Nursery Close, West Felton, Oswestry, SY11 4LZ.

3 Bedroom House - Semi-Detached
Offers In The Region Of £260,000





Floor 0



Floor 1



Approximate total area[®]
835 ft²
77.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Judy Bourne

Director at Monks

judy@monks.co.uk

Get in touch

Call. 01691 674567

Email. info@monks.co.uk

Click. www.monks.co.uk

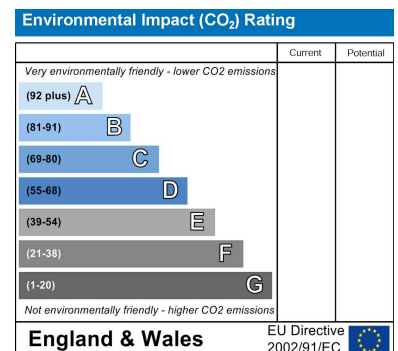
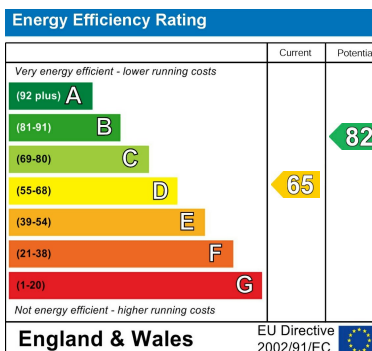
Oswestry office

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.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.