

# 3, The Court Fox Lane West Felton Oswestry SY11 4JU



**4 Bedroom House**  
**Asking Price £325,000**

## The features

- PARKING AND DELIGHTFUL COURTYARD STYLE GARDEN.
- CHARMING 4 BEDROOM HOME IN DESIRABLE COURTYARD LOCATION
- ENVIABLE SELF SUFFICIENT VILLAGE LOCATION
- LARGE KITCHEN/DINING ROOM, UTILITY ROOM
- 3 FURTHER DOUBLE BEDROOMS AND BATHROOM
- CONSERVATION AREA/QUIET LOCATION
- WELL PLANNED, SPACIOUS AND VERSATILE LIVING SPACE
- RECEPTION HALL, CLOAKROOM, LOUNGE, DINING/FAMILY ROOM
- PRINCIPAL BEDROOM WITH EN SUITE
- ENERGY PERFORMANCE RATING "D"



**\*\*\* IMPRESSIVE 4 BEDROOM HOME IN ENVIABLE VILLAGE LOCATION \*\*\***

An excellent opportunity to purchase this charming home, offering deceptively spacious accommodation - perfect for today's modern lifestyle - work from home, those looking to downsize yet require space and those who love to entertain.

Occupying an desirable position in the quiet courtyard of just 5 homes on the edge of this popular and self sufficient village on the edge of Oswestry. There are excellent local facilities a short stroll away and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall with Cloakroom, through Lounge, Dining/Family Room, good sized Kitchen/Dining Room, Utility, Principal Bedroom with en suite Bathroom, 3 further Bedrooms and family Bathroom.

The property has the benefit of central heating, double glazing, personal parking, lovely communal courtyard with feature ornamental pond and personal rear garden.

Offered for sale with no upward chain - viewing highly recommended.

## Property details

### LOCATION

The property occupies an enviable and sought after position 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.

### RECEPTION HALL

Covered entrance with door opening to the spacious and inviting Reception Hall which is naturally well lit, wooden floor covering, radiator

### CLOAKROOM

with WC and wash hand basin, radiator.

### LOUNGE

A generous through room being naturally lit by window to the front and rear. Stone fire place with wooden mantel and slate hearth, media point, coved ceiling, radiators.

### DINING/FAMILY ROOM

A great multi purpose room with window to the front, wooden floor covering, radiator.

### KITCHEN/DINING ROOM

A good sized room having range of wooden fronted units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and space for appliances beneath, inset 4 ring hob with extractor hood over and storage beneath. Eye level oven and grill, tiled surrounds and matching range of eye level wall units, tiled floor, radiator and ample space for dining table, with windows overlooking the rear garden.

### UTILITY ROOM

Continuation of units incorporating sink set into base cupboard and space to side for washing machine, two built in storage cupboards tiled floor, gas central heating boiler serviced by LPG tank, window and door to the garden.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Galleried style Landing with feature circular windows to the front with aspect over the courtyard.

### PRINCIPAL BEDROOM

having window to the front with aspect over the courtyard. Range of fitted wardrobes, radiator.

### EN SUITE BATHROOM

with suite comprising panelled bath, shower cubicle, wash hand basin and WC. Complementary tiled surrounds, heated towel rail/radiator, window to the rear.

### BEDROOM 2

having window to the front with lovely aspect over the courtyard. Built in storage cupboards, radiator.

### BEDROOM 3

with window to the rear with aspect over the garden, radiator.

### BEDROOM 4

with window to the rear with aspect over the garden, radiator.

### FAMILY BATHROOM

with suite comprising panelled bath, shower cubicle, wash hand basin and WC. Complementary tiled surrounds, heated towel rail/radiator. Window to the rear.

### OUTSIDE

The property occupies an desirable position set within this private courtyard of just 5 homes. Approached over driveway which provides parking for two cars. To the front of the property are established flower and shrub beds and a large, feature ornamental pond. The Rear Garden has been laid for ease of maintenance to gravelled and paved terrace, perfect for those who love to dine alfresco and enclosed with brick walling and fencing. Timber garden storage shed. Additional parking could be created with the removal of some hedging if required.

Please note - The ornamental pond in the courtyard is within ownership of this property with the neighbouring residents (2) each paying a contribution for the upkeep.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries. The property is in a conservation area.

#### SERVICES

We are advised that mains electricity, and water/ sewage and LPG gas tank.

#### COUNCIL TAX BANDING

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



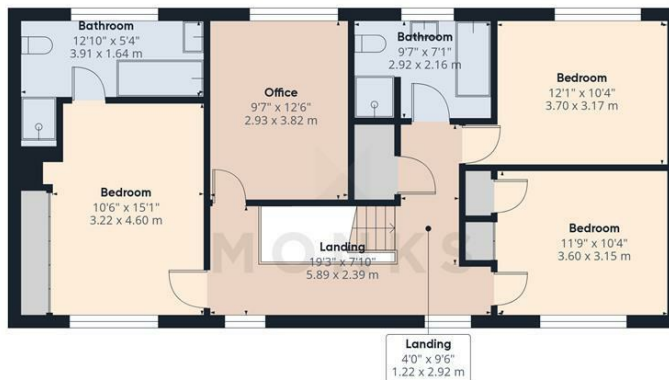
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Floor 0



Floor 1



**Approximate total area<sup>1</sup>**

1774.76 ft<sup>2</sup>  
164.88 m<sup>2</sup>

**Reduced headroom**

9.58 ft<sup>2</sup>  
0.89 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

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 are based on RICS IPMS 3C standard.

GIRAFFE360



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## Get in touch

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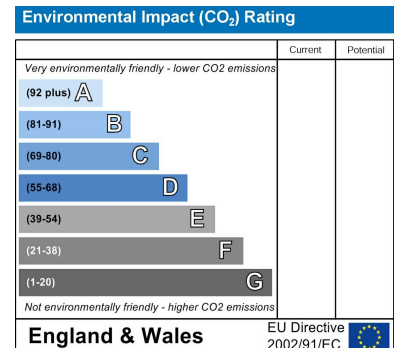
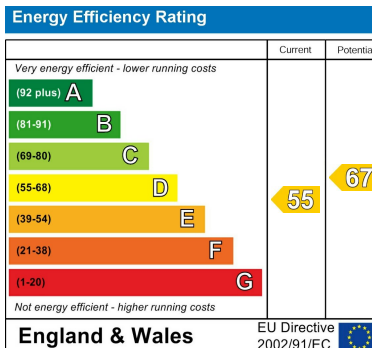
## Oswestry office

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**



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