

# 2 The Hollies

## The Cross, West Felton Oswestry

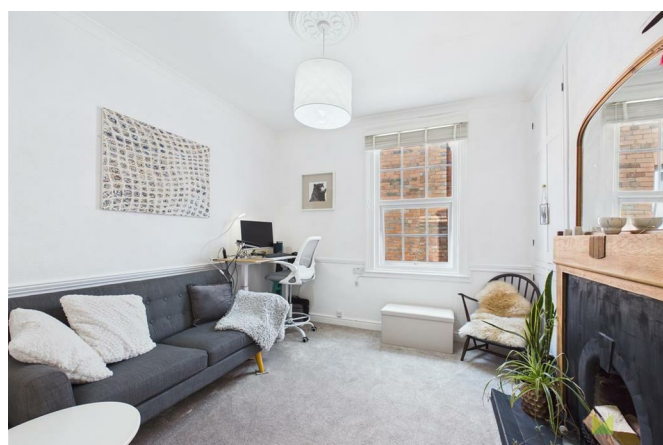
### SY11 4EH



**3 Bedroom House**  
**Offers In The Region Of £305,000**

#### The features

- BEAUTIFULLY PRESENTED PERIOD SEMI DETACHED HOUSE
- ENVIABLE VILLAGE LOCATION WITH GOOD AMENITIES
- LOVELY OPEN PLAN DINING/KITCHEN WITH APPLIANCES
- LARGE WELL STOCKED REAR GARDEN
- VIEWING ESSENTIAL.
- EXTENDED TO REAR TO PROVIDE LARGE DINING KITCHEN
- LOUNGE WITH LOG BURNER, DINING/FAMILY ROOM FEATURE FIREPLACE
- 3 BEDROOMS AND WELL APPOINTED BATHROOM
- DRIVEWAY WITH PARKING AND GARAGE
- OFFERED FOR SALE WITH NO ONWARD CHAIN



### \*\*\* FABULOUS THREE BEDROOM PERIOD HOME \*\*\*

**An opportunity to purchase this beautifully presented and much improved three bedroom semi detached home which has been modernised whilst retaining many of its original features. Perfect for today's modern lifestyle of a growing family and those who love to entertain.**

**Occupying an enviable position in the heart of the self sufficient village of West Felton, having ease of access to local amenities and being convenient for commuters with ease of access to the A5/M54 motorway network.**

**The accommodation which truly must be viewed, briefly comprises Reception Hall, Lounge with log burner, Dining/Family Room with feature fireplace, lovely open plan extended Kitchen/Dining Room with Utility Area, Cellar, 3 Bedrooms and well appointed Bathroom.**

**Having benefit of oil central heating, driveway and garage with off road parking and enclosed well established rear garden.**

**Viewings essential.**

#### Property details

##### LOCATION

The property occupies an enviable 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

Wooden and glazed entrance door with fan light over opening to Reception Hall with wooden floor covering, radiator.

##### LOUNGE

With window to the front aspect, chimney recess housing cast iron log burning stove with slate hearth and oak mantel beam over. Coved ceiling, wooden flooring. Radiator.

##### DINING/FAMILY ROOM

With window to the side aspect, feature period fireplace with tiled hearth and wooden surround. Alcove storage cupboards, coved ceiling, dado railing. Radiator.

##### IMPRESSIVE OPEN PLAN KITCHEN/ DINING

An impressive extended room, perfect for those who love to entertain.

The Dining area is naturally well lit with skylight and double opening French doors leading to the sun terrace and garden.

The kitchen has been attractively fitted with a range

of light grey fronted base level units comprising of cupboards and drawers with work surface over. One and a half bowl drainer sink, space for freestanding range cooker with extractor hood over, space for American style fridge/ freezer, integrated dishwasher with matching fascia panel. Further range of wall mounted units, LED downlights, herringbone wooden effect flooring. Column style wall mounted radiator.

##### UTILITY AREA

with space for washing machine and tumble dryer.

##### GROUND FLOOR SHOWER ROOM

With window to the rear aspect, fitted with shower cubicle, direct mixer unit, WC and wash hand basin.

##### CELLAR

Steps lead from the Reception Hall to the Cellar which is perfect for storage.

##### FIRST FLOOR LANDING

Stairs lead from the Reception Hall to the First Floor Landing, velux window.

##### BEDROOM 1

with window to the front, built in storage cupboard, radiator.

##### BEDROOM 2

Another generous sized double room with window to the rear, period ornamental fireplace, radiator.

##### BEDROOM 3

with window to the front, radiator.

##### BATHROOM

A well appointed room, attractively fitted with shaped panelled bath, shower cubicle, wash hand basin and WC. Attractive wood panelling to dado height, heated towel rail/radiator, window to the side.

## OUTSIDE

The property is approached over gravelled driveway with parking leading to the Garage. Neat bordered lawn and enclosed from the road by brick walling.

Side pedestrian access leads around to the excellent sized rear garden which is laid to paved sun terrace immediately adjacent to the Dining Room with large shaped lawn with well stocked flower, shrub and herbaceous beds and offering a great level of privacy being enclosed by tall hedging. Raised seating area with shaped bark & gravel at the end of the garden with summerhouse. Timber Garden storage.

## 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, waste and electric are connected and there is oil central heating.

### COUNCIL TAX BANDING

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

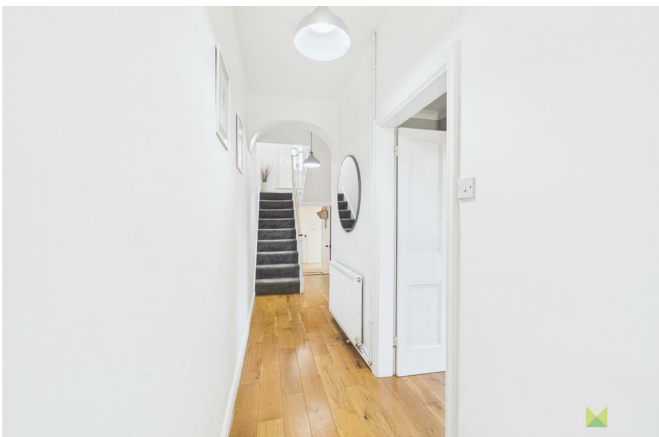
### REMOVALS

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

### NEED TO CONTACT US

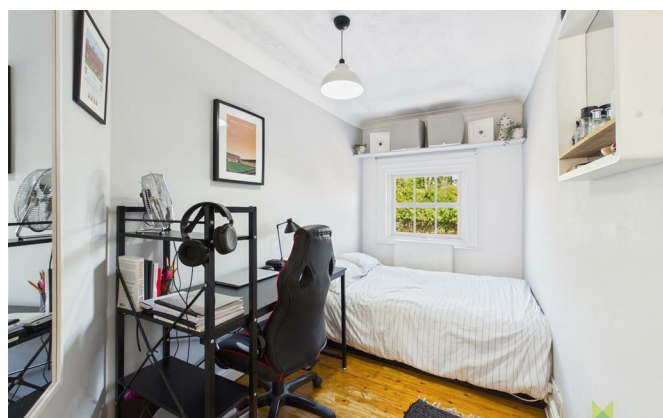
We are available 8.00am to 8.00pm Monday to

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.





MONKS



## 2 The Hollies , The Cross, West Felton, Oswestry, SY11 4EH.

3 Bedroom House  
Offers In The Region Of £305,000





## Judy Bourne

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## Get in touch

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## Oswestry office

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Shropshire, SY11 2SP

## We're available 7 days a week

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

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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