

***** BEAUTIFULLY PRESENTED THREE BEDROOM HOME *****

An opportunity purchase this beautifully presented three bedroom semi detached family home, offering spacious living accommodation perfect for the growing family.

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, carport and garage, 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 and door leading into the Entrance Hall. Staircase to the first floor landing. Radiator, door leading off,

LOUNGE

Naturally well lit with window to the front aspect, coved ceiling. Radiator, leading into,

KITCHEN

The kitchen has been fitted with a range of base level units comprising of cupboards and drawers with work surface over. Space for freestanding cooker with extractor hood over. Further space for freestanding fridge freezer. Door opening to large under stairs storage with fitted shelves. Wooden effect laminate flooring, radiator, window to the rear aspect and doors leading into,

CONSERVATORY

Being of brick based and sealed unit with french doors leading out to the rear garden. Door to the side aspect leads into the Garage.

FIRST FLOOR LANDING

Stairs lead from the entrance hall to the first floor landing. Window to the side aspect, access to loft space which is well insulated. Doors leading off,

BEDROOM 1

With window to the front aspect. Fitted wardrobes, radiator.

BEDROOM 2

With window to the rear aspect. Radiator. Storage cupboard.

BEDROOM 3

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

BATHROOM

With window to the rear aspect and suite comprising of shower cubicle, WC and wash hand basin. Tiled walls, radiator.

OUTSIDE

To the front of the property there is a large driveway providing ample off road parking and partially covered with carport. Area laid with lawn and pathway leading to the front entrance.

The rear garden is well established with a wide array of herbaceous shrubs and specimen trees. Large paved patio perfect for entertaining with friends and family, largely laid with decorative shingles and 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 '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

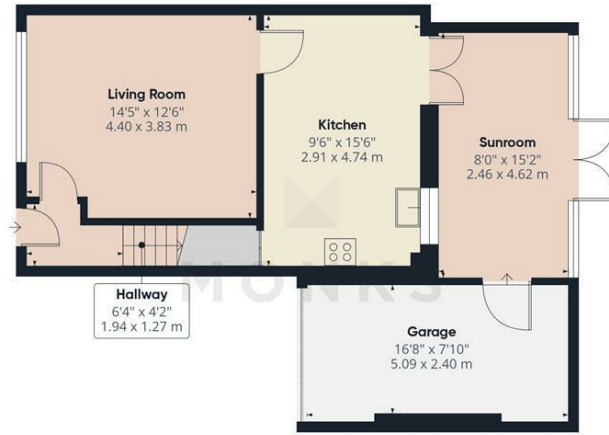
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

19 Bishops Close, West Felton, Oswestry, SY11 4LY.

3 Bedroom House

Offers In The Region Of £275,000





Floor 0



Floor 1



Approximate total area^m
985 ft²
91.4 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



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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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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