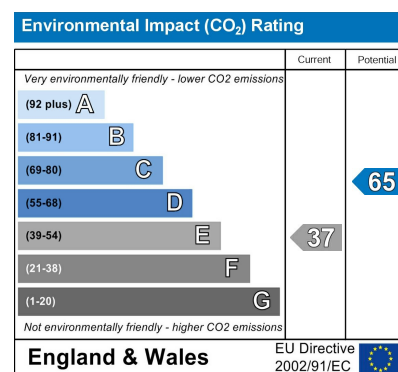
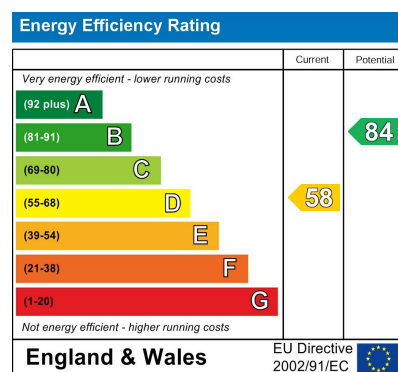




WOODHEAD
OSWESTRY SALES & LETTINGS



63 Applewood Heights, West Felton, Oswestry, SY11 4RA Offers in the region of £210,000

Woodheads are delighted to present this THREE bedroom semi-detached house to the sales market. Located within the sought after village of West Felton, this property comprises of; Entrance hall, Living room, kitchen/ diner, conservatory, to the first floor there are three bedrooms and family bathroom. Externally there is a single garage, off road parking and front and rear gardens.

We sell houses, We win awards, because We care

12 Leg Street, Oswestry, Shropshire SY11 2NL **T:** 01691 680044 **F:** 01691 662999
E: sales@woodheadsalesandlettings.com **www.woodheadsalesandlettings.com**

Woodhead Oswestry Sales and Lettings Ltd. Registered in England and Wales Company No. 7261707 VAT Reg. No. 101 222787



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Location

Oswestry is a popular market town on the Welsh border with a lively café culture and an interesting mix of both independent and traditional shops and supermarkets and a regular weekly market. Easy access to the A5 and A483 provides direct links to Shrewsbury, Chester and beyond and the train station at nearby Gobowen provides regular rail services to Chester, Liverpool, Birmingham and London. The area is renowned for its excellent state and private schools including Oswestry School, Moreton Hall Girls School, Adcote School for Girls, Ellesmere College and Packwood Haugh.

Entrance

A PVC part double glazed door leads into:

Entrance Hall

With a staircase rising to the first floor accommodation, wood effect flooring, telephone point, wall mounted heater, ceiling light and doors leading into the living room and kitchen.

Living Room

4.39 x 3.81 (14'5" x 12'6")

With a feature fireplace with marble effect hearth and wooden mantle over, wood effect flooring, television aerial point, wall mounted electric heater, wall and ceiling lights and a PVC double glazed window to the front aspect. Door leading into:



Kitchen/Dining Room

4.72 x 2.92 (15'6" x 9'7")

(Measurements including fitted units)

Newly fitted kitchen offering a range of base and eye level fitted units with display shelving, a one and a half bowl sink and drainer with mixer tap over, integrated oven with a ceramic hob and extractor fan over, space and plumbing for appliances, spotlights, worktop surfaces, tiling to walls and floor, built in under stairs storage cupboard, wall mounted electric heater, PVC double glazed window to the rear aspect and glass panelled doors lead into:



Conservatory

2.69 x 2.46 (8'10" x 8'1")

The conservatory is of brick and PVC double glazed construction with a feature ceiling light/fan, wood effect flooring, wall mounted electric heater and PVC double glazed patio doors lead out to the rear garden.

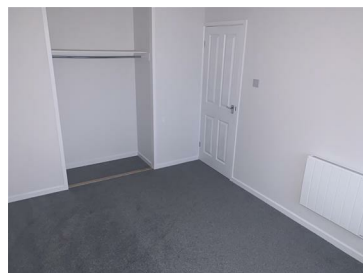
First Floor Landing

With access to loft space, electric storage heater, built in airing cupboard housing the hot water tank, PVC double glazed window to the side aspect, ceiling light, newly fitted carpets and doors lead into the bedrooms and bathroom.

Bedroom One

3.68 x 2.72 (12'1" x 8'11")

The master bedroom benefits from a built in wardrobe offering hanging space, electric wall heater, ceiling light, newly fitted carpets and a PVC double glazed window to the front aspect.



Bedroom Two

3.05 x 2.69 (10'0" x 8'10")

With a built in storage cupboard, ceiling light, electric wall heater, newly fitted carpets and a PVC double glazed window to the rear aspect.



Bedroom Three

2.01 x 1.96 (6'7" x 6'5")

With a built in storage cupboard, electric wall heater, ceiling light, fitted carpets and a PVC double glazed window to the front aspect.

Family Bathroom

The bathroom has a three piece white suite comprising of: pedestal wash hand basin, WC, panelled bath with shower over, tiling to walls and floor, heated towel rail and a PVC double glazed window to the rear aspect.



Outside

Front Garden

The front garden is mainly laid to lawn with mature flower border and a tree.

Driveway

There is a tarmac driveway with parking for family vehicles.

Attached Single Garage

With an up and over door, and pedestrian door to the rear garden.

Rear Garden

The rear garden is mainly laid to lawn with a decked patio area and outside tap.



Services

We have been informed by the seller that the property benefits from mains water, mains drainage, gas central heating. We have not tested any services, therefore no warranty can be given or implied as to their working order.

Tenure

We are advised that the property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries.

Misdescription Act 1991

The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect.

Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

Misrepresentation Act 1967

These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

Viewings

By appointment through the selling agents. Woodhead Oswestry Sales & Lettings Ltd, 12 Leg Street, Oswestry, Shropshire, SY11 2NL. Tel: (01691) 680044. Negotiations: All interested parties are respectfully requested to negotiate directly with the Selling Agents.

Hours of Business

Monday - Friday 9.30am - 5.00pm

Saturday 9.00am - 1.00pm

Sunday Closed.