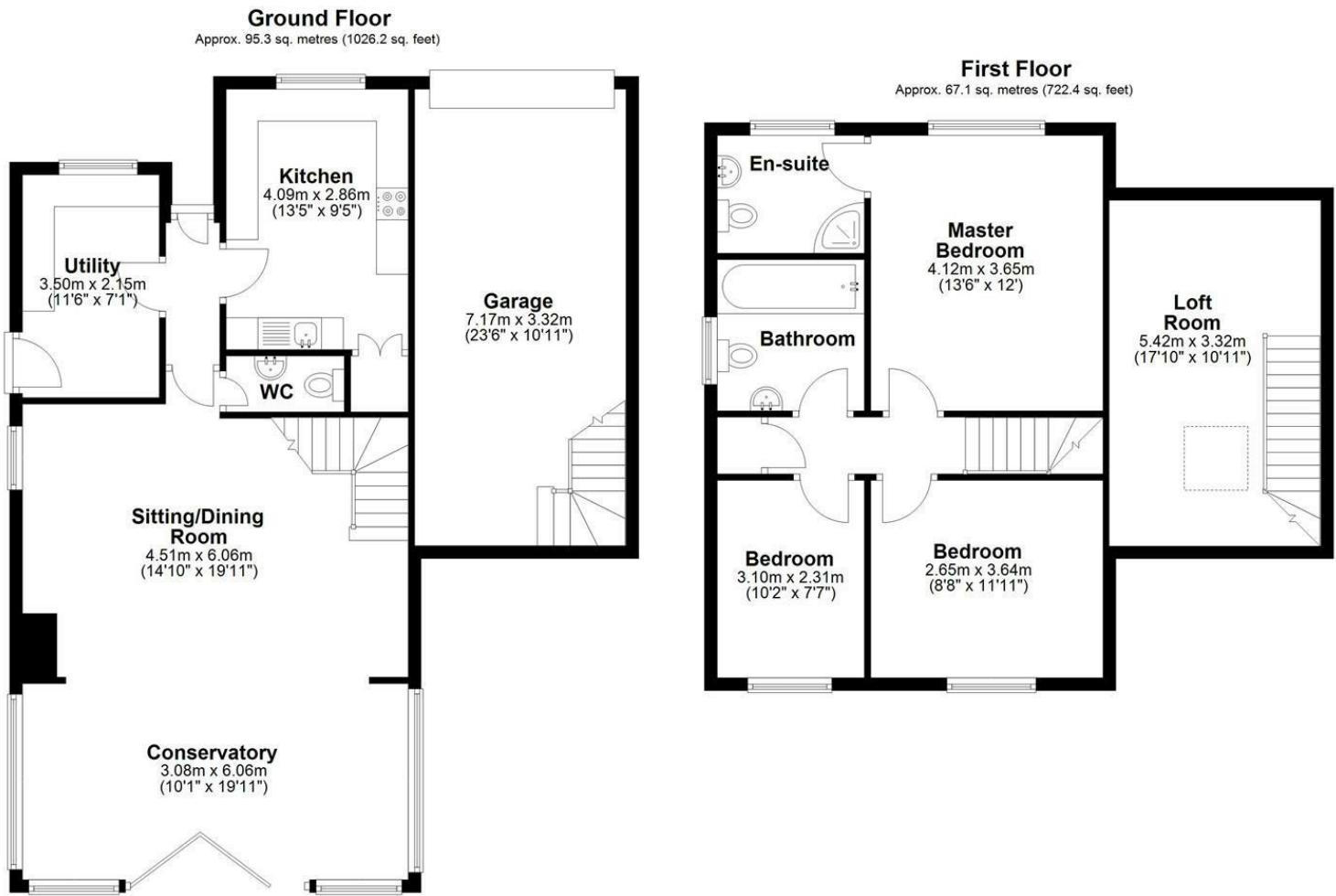




WOODHEAD
OSWESTRY SALES & LETTINGS



Total area: approx. 162.4 sq. metres (1748.6 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.



Barnwood Fox Lane, West Felton, SY11 4EN

£375,000

WOODHEADS are proud to present this immaculate three bedroom detached property in the picturesque village of West Felton. This delightful house boasts a spacious open-plan reception room with a full width conservatory, a WC, utility room and three cosy bedrooms. There is ample space for everyone to enjoy and the garage provides extra storage space or a secure place to park your car.

For those looking to reduce their carbon footprint, this property is equipped with solar water heating, solar photovoltaics and an air source heat pump, offering an eco-friendly way to heat your home. The cavity insulation further enhances the energy efficiency of the house, keeping you warm and saving on utility bills.

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		69	74
		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	

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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Directions

From our office, proceed south out of town. at Mile End roundabout proceed towards Shrewsbury A5, take Queenshead B5009 on left. right at bend, through village towards West Felton. Past Punch Bowl public house and take right into Fox lane on right. property found on right.

Hallway

0.859 x 3.087 (2'9" x 10'1")

UPVC glazed double glazed panel door
Wood effect flooring
Single panel radiator with thermostatic valve

Kitchen

2.669 x 4.318 (8'9" x 14'1")

Front aspect upvc double glazed
Stainless steel sink unit with mixer tap
Range of eye and base units
Electric four ring hob
Space for dryer, dishwasher and fridge
Larder cupboard
Double panel radiator with thermostatic valve



Utility

2.035 x 3.555 (6'8" x 11'7")

Front aspect upvc double glazed window and side aspect external door
Space for washing machine and large fridge freezer with water supply
Stainless steel sink unit unit and mixer
Tiled floor
Double panel radiator with thermostatic valve

Open plan reception

7.731 x 6.376 (25'4" x 20'11")

Rear and side aspect upvc double glazed doors and windows
Double panel radiator with thermostatic valve
Brick fireplace and log burner
Wood flooring



WC

Low level wc
Basin
Wood effect flooring

Bed 1

4.086 x 3.842 (13'4" x 12'7")

Front aspect upvc double glazed windows
Fitted wardrobes
Carpet
Single panel radiator with thermostatic valve



Ensuite

2.059 x 2.162 (6'9" x 7'1")

Front aspect frosted double glazed windows
Carpet
Power shower and cupicle
Basin and cabinet below
Extractor
Low level wc
heated towel rail

Bed 2

2.882 x 3.642 (9'5" x 11'11")

Rear aspect upvc double glazed window
Wood effect flooring
Single panel radiator with thermostatic valve



Bed 3

2.882 x 2.323 (9'5" x 7'7")

Rear aspect upvc double glazed window
Single panel radiator with thermostatic vlave
Carpeted



Bathroom

Side aspect upvc frosted double glazing
Basin and cupboard below
P shaped bath and shower over
Tiled walls
Heated towel rail



Rear garden

Side Access
Greenhouse
Covered decking & seating area
Wooden Shed
Low maintenance paving with Raised beds
Air Source heat pump unit



Garage

3.012 x 7.203 (9'10" x 23'7")

Door to front
Pedestrian access to rear
Boiler
Storage

Craft room

3.008 x 3.374 (9'10" x 11'0")

Velux window
Carpet
Single panel radiator
Storage



HOURS OF BUSINESS

Monday - Friday 9.30am - 5.00pm

Saturday 9.00am - 1.00pm

Sunday Closed.

COUNCIL TAX

The council tax band for the property is D and the local authority is.

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 .

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.