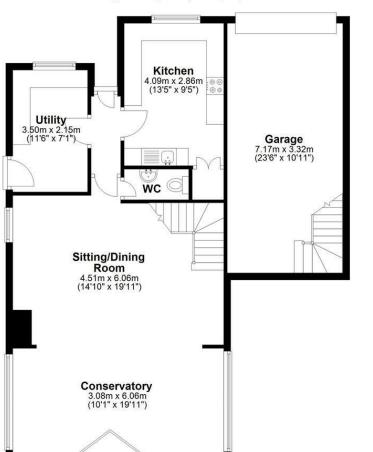
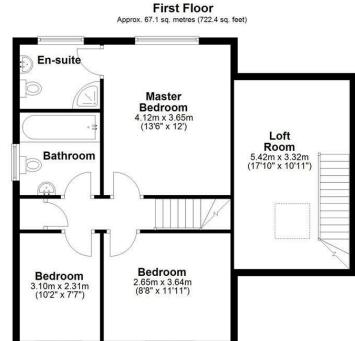
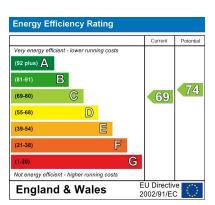
Ground Floor

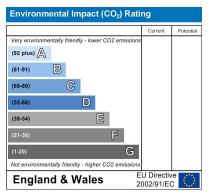




Total area: approx. 162.4 sq. metres (1748.6 sq. feet)

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.







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GUILD PROPERTY

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.



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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 upve 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 recheck 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.

ENURE

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