

# 18 Orchard Drive West Felton Oswestry SY11 4LX



2 Bedroom House - Semi-Detached  
Offers In The Region Of £166,550

## The features

- ENVIABLE VILLAGE LOCATION
- GOOD SIZED LOUNGE WITH LOG BURNER
- KITCHEN/BREAKFAST ROOM
- GARDEN WITH LARGE WORKSHOP
- NO UPWARD CHAIN.
- 2 BEDROOM HOUSE
- EXCELLENT GARDEN ROOM
- 2 BEDROOMS AND SHOWER ROOM
- VIEWING RECOMMENDED



**\*\*\* ENVIABLE CUL DE SAC LOCATION \*\*\***

**Offered for sale with no upward chain this 2 bedroom home occupies an enviable position tucked away in a cul de sac location.**

**Ideally placed for commuters with ease of access to the A5/M54 motorway network and the nearby busy market Town of Oswestry.**

**Entrance Porch, Lounge, Kitchen/Dining Room, Sun Room/Conservatory, 2 Bedrooms and Shower Room.**

**Allocated parking and enclosed Garden with large workshop.**

**Viewing recommended.**

## **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 PORCH**

Sealed unit double glazed Entrance Porch with door opening to

### **LOUNGE**

with window overlooking the front. Multi fuel clean burn stove with range of fitted shelving, oak boarded floor, radiator and media point.

### **KITCHEN/DINING ROOM**

Comprehensively fitted with range of wooden fronted units incorporating single drainer sink set into base cupboard. Further range of matching base units comprising cupboards and drawers with worksurfaces over and having space for washing machine. Inset 4 ring hob with concealed extractor hood over and double oven and grill beneath, fitted wine rack and tall fridge freezer with matching fascia panels. Tiled surrounds and matching range of eye level wall units with open fronted display shelving and glazed display cabinets. Window and door to

### **GARDEN/SUN ROOM**

A lovely addition being of brick and double glazed construction with solid roof fitted with velux roof lights, tiled flooring, power and lighting and double opening French doors to the garden.

### **FIRST FLOOR LANDING**

Staircase leads to First Floor Landing with access to roof space and off which lead

### **BEDROOM 1**

With window to the front, range of fitted wardrobes.

### **BEDROOM 2**

With window to the rear, large fitted wardrobe with mirror fronted sliding doors.

### **BATHROOM**

Re-fitted with suite comprising large walk in shower, wash and basin and WC set into vanity with storage. Fully tiled walls, heated towel rail, window to the rear.

### **OUTSIDE**

The front is approached over paved pathway with garden laid to lawn. Side pedestrian access to the rear garden which has been laid for ease of maintenance to paved sun terrace. Large Garden Store/Workshop.

### **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, electricity and drainage are connected.

#### **COUNCIL TAX BANDING**

As taken from the Gov.uk website we are advised the property is in Band A- again we would recommend this is verified during pre-contract enquiries.

#### **FINANCIAL SERVICES**

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' 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.

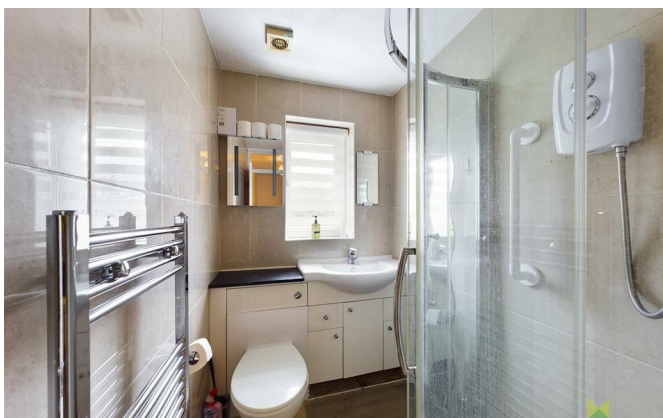
#### **NEED TO CONTACT US**

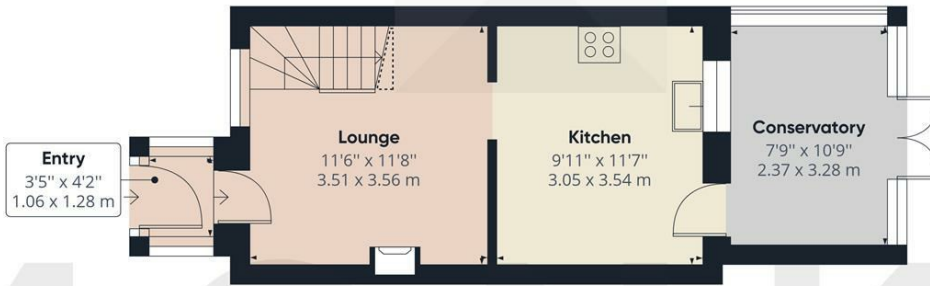
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home



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Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

596.00 ft<sup>2</sup>  
55.37 m<sup>2</sup>

**Reduced headroom**

4.93 ft<sup>2</sup>  
0.46 m<sup>2</sup>

(1) Excluding balconies and terraces.

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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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>		<b>90</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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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