

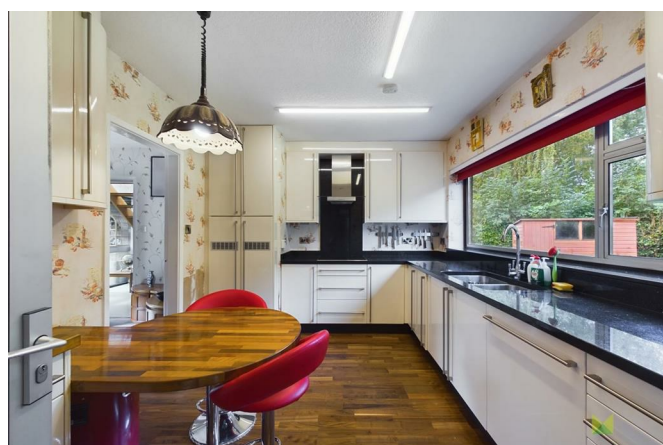
2 Stonehouse Drive West Felton Oswestry SY11 4HZ



3 Bedroom House - Detached
Offers In The Region Of £439,950

The features

- EXCELLENT 3/4 BEDROOM DETACHED HOUSE
- AMPLE SCOPE FOR EXTENSION (SUBJECT TO APPROVAL)
- LOUNGE, GARDEN ROOM, DINING ROOM, BREAKFAST KITCHEN, UTILITY
- AMPLE PARKING AND DOUBLE GARAGE
- NO UPWARD CHAIN
- SET IN LARGE PRIVATE GARDENS
- SPACIOUS RECEPTION HALL WITH CLOAKROOM
- 3 LARGE BEDROOMS AND BATHROOM
- VIEWING HIGHLY RECOMMENDED



*** IMPRESSIVE FAMILY HOME IN LARGE GARDENS ***

This excellent detached home offers deceptively spacious and versatile accommodation that must be viewed to be fully appreciated.

Occupying an enviable position with large wrap around gardens in the heart of this much sought after village, ideal for commuters with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Entrance Porch, Reception Hall with Cloakroom, good sized Lounge, Conservatory, Dining Room, Family Room/Bedroom 4, attractive Kitchen/Breakfast Room, Utility Room, 3 double Bedrooms and family Bathroom.

The property has the added benefit of oil central heating, double glazing, driveway with ample parking, double garage and excellent gardens. There is ample scope for extension to provide additional living space, subject to the necessary planning consents.

Viewing highly recommended

Property details

LOCATION

The property occupies an enviable and sought after position 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

Being of sealed unit double glazed construction and having door opening to

RECEPTION HALL

A lovely light Reception Hall with radiator.

CLOAKROOM

With suite comprising WC and wash hand basin set into vanity unit. Complementary tiled surrounds, radiator and window to the side.

LOUNGE

A good sized Reception Room having window to the side. Raised fireplace housing open grate and set onto slate hearth which extends to the side with display plinth, radiators, media point. Sliding patio doors to

GARDEN ROOM

A great all year round room with solid roof and being of brick and sealed unit double glazed construction and providing a lovely aspect over the gardens. Power and lighting, tiled floor and double opening French doors to patio.

STUDY/BEDROOM 4

A good multi purpose room with window overlooking the front, radiator.

DINING ROOM

Having window to the front, radiator. Door to

BREAKFAST KITCHEN

Attractively fitted with modern range of cream, high gloss fronted units incorporating double bowl sink unit with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with solid granite worksurfaces over and having inset dishwasher beneath with matching fascia panels. Inset 4 ring hob with extractor hood over and cutlery and deep pan drawers beneath. Built in oven, grill, microwave and warming drawer with cupboards above and below and matching range of eye level wall units. Peninsular shaped breakfast bar with seating area, tiled flooring, window providing a lovely aspect over the rear garden. Radiator, door to

UTILITY

With doors to the front and rear, ample storage and space for appliances including plumbing for washing machine. Personal door to the Garage.

FIRST FLOOR LANDING

From the Reception Hall, attractive wooden staircase with glazed balustrading leads to the First Floor galleried style landing with access to roof space. Airing/Linen Cupboard with shelving, door leading onto BALCONY with wrought iron railings and aspect over the garden.

BEDROOM 1

An excellent sized room with window overlooking the gardens. Built in double wardrobe and range of fitted bedroom furniture including wardrobes, bed head recess with overhead storage and range of dressing table/drawer units. Corner shower cubicle with direct mixer shower unit. Media point, radiator.

BEDROOM 2

With window overlooking the front. Range of fitted bedroom furniture including wardrobes, over bed head storage and chest of drawers. Corner shower cubicle with direct mixer shower, radiator.

BEDROOM 3

With window to the front, excellent range of fitted wardrobes, radiator.

FAMILY BATHROOM

Attractively fitted with contemporary suite comprising bath set onto chrome feet, mixer taps, shower cubicle with direct mixer shower unit and drench head, wash hand basin and WC set into concealed vanity with excellent storage. Complementary tiled surrounds and flooring, heated towel rail, two windows to the rear.

DOUBLE GARAGE

Twin up and over electrically operated Garage doors open to large Garage with power and lighting, ample storage cupboards and personal door to the Utility.

GARDENS

The property is approached over driveway with parking and hardstanding for numerous vehicles and leading to the Garage. The gardens are a particular feature of the property and wrap themselves around, laid extensively to lawn and well screened with mature hedging. To the side is a paved sun terrace with steps leading up to the Conservatory. The Rear Garden offers total privacy being laid to lawn with well stocked flower, shrub and herbaceous beds, 2 timber storage sheds and greenhouse and enclosed with mature hedging. Outside lighting.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains water, electricity and drainage services are connected. Oil central heating.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band E - 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](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.

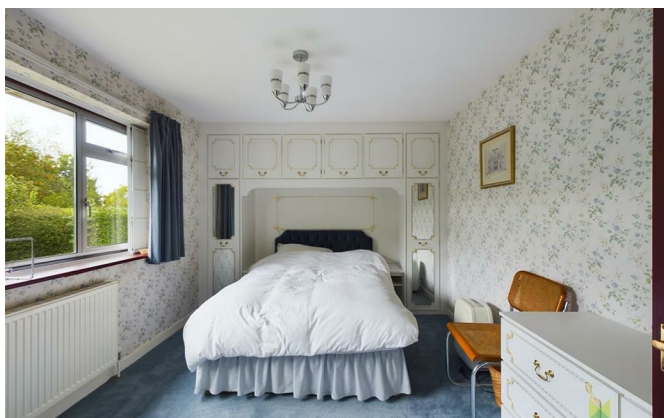
NEED TO CONTACT US

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.





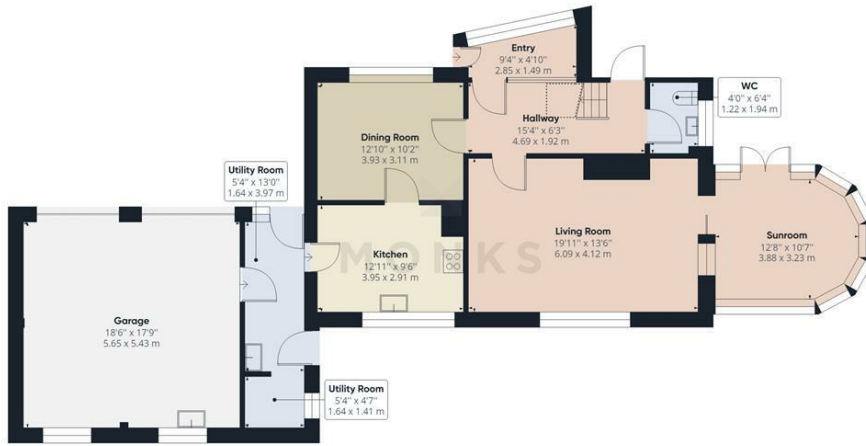
MONKS



2 Stonehouse Drive, West Felton, Oswestry, SY11 4HZ.

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Approximate total area⁽¹⁾

1934.65 ft²
179.73 m²

Reduced headroom

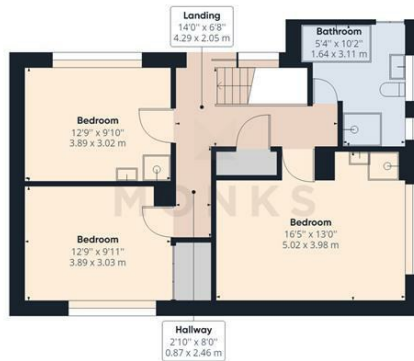
15.41 ft²
1.43 m²

(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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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	

Current: 49, Potential: 73

Environmental Impact (CO₂) 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	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- 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.

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