

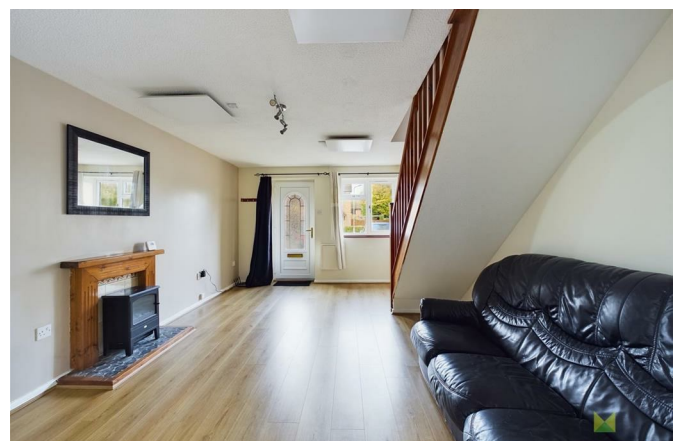
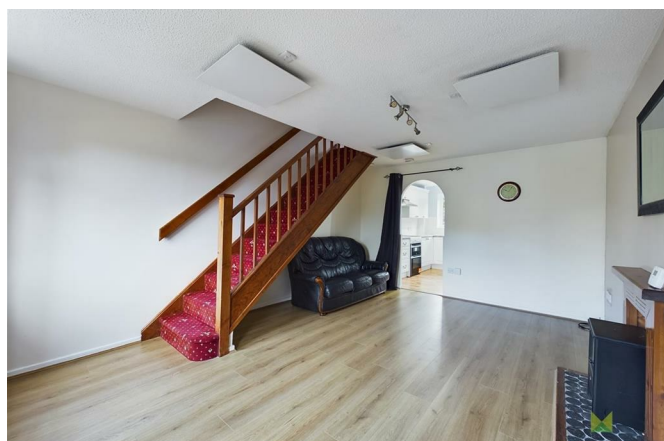
# 91 Applewood Heights West Felton Oswestry SY11 4RA



2 Bedroom House - Terraced  
Offers In The Region Of £152,500

## The features

- EXCELLENT FIRST TIME BUYER OPPORTUNITY
- GOOD SIZED LOUNGE
- 2 GENEROUS BEDROOMS AND BATHROOM
- IDEAL FOR COMMUTERS WITH EASE OF ACCESS TO A5
- VIEWING RECOMMENDED
- ENVIABLE VILLAGE LOCATION WITH AMENITIES
- KITCHEN/DINING ROOM
- PARKING AND ENCLOSED REAR GARDEN
- NO UPWARD CHAIN
- EPC RATING D



**\*\*\* 2 BEDROOM HOME IN ENVIABLE VILLAGE LOCATION \*\*\***

**This well looked home is perfect for first time buyers, or those looking to downsize and occupies an enviable position.**

**Set in this popular and sought after Village, ideal for commuters with ease of access to the A5/M54 motorway network. West Felton has good local facilities and is a short drive from the busy market Town of Oswestry having a further range of excellent facilities.**

**The accommodation briefly comprises Lounge, Kitchen/Breakfast Room, 2 Bedrooms and Bathroom. Enclosed Rear Garden and driveway parking.**

**Viewing highly 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.

### **LOUNGE**

with window to the front, wooden effect flooring, media point.

### **KITCHEN**

Fitted with a range of white fronted base level units comprising of cupboards and drawers with worktop over. Single drainer sink set into base unit with window above overlooking the rear aspect. Space for freestanding cooker, and further space below worktop for washing machine/ tumble dryer. Further range of matching wall mounted units. Vinyl flooring, infrared panel heaters and space for dining table. Door leading out to rear garden.

### **FIRST FLOOR LANDING**

Stairs lead from the Lounge to the First Floor Landing with doors leading off,

### **BEDROOM 1**

A good double bedroom with windows to the front aspect.

### **BEDROOM 2**

With window to the rear aspect, and storage cupboard.

### **BATHROOM**

with suite comprising of panelled bath with shower head over, WC and wash hand basin with complimentary tiled splashback. Window to the rear aspect.

### **OUTSIDE**

To the front of the property there is a driveway providing parking for two vehicles, and leading up to covered entrance. To the rear there is area laid with lawn and area paved providing ample seating space, and pedestrian access leading round to the front.

### **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 electric, water 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 `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 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.



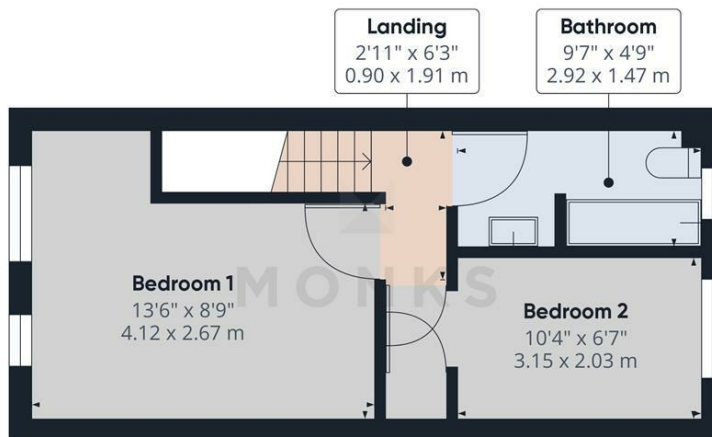
## 91 Applewood Heights, West Felton, Oswestry, SY11 4RA.

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Floor 0



Floor 1



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

589.33 ft<sup>2</sup>  
54.75 m<sup>2</sup>

**Reduced headroom**

14.22 ft<sup>2</sup>  
1.32 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## Judy Bourne

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## Get in touch

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**Email.** info@monks.co.uk

**Click.** www.monks.co.uk

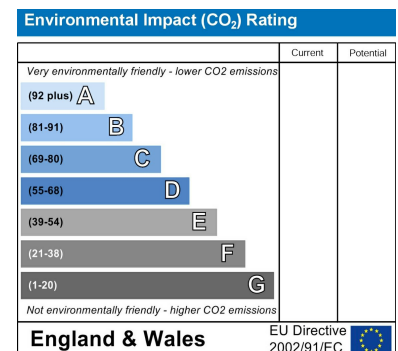
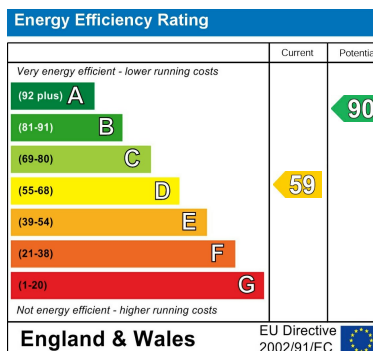
## Oswestry office

16 Church Street, Oswestry,  
Shropshire, SY11 2SP

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**



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- 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.