

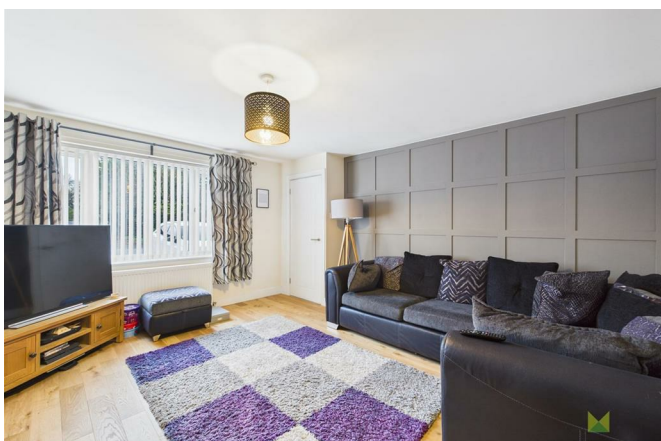
# 23 Applewood Heights West Felton SY11 4RA



**3 Bedroom House - Semi-Detached**  
**Offers In The Region Of £245,000**

## The features

- FABULOUS THREE BEDROOM FAMILY HOME
- SPACIOUS LOUNGE WITH FEATURE WALL AND FIREPLACE
- CONSERVATORY, CLOAKROOM AND GARAGE
- DRIVEWAY WITH AMPLE OFF ROAD PARKING
- ENERGY PERFORMANCE RATING D
- ENVIABLE POSITION CLOSE TO AMENITIES
- BEAUTIFULLY PRESENTED KITCHEN/ DINING ROOM
- THREE BEDROOMS AND FAMILY BATHROOM
- ENCLOSED REAR GARDEN PERFECT FOR ENTERTAINING



\*\*\* THREE BEDROOM SEMI DETACHED FAMILY HOME \*\*\*

An opportunity to purchase this beautifully presented three bedrooms semi detached family home offering spacious living throughout perfect for the growing family.

Occupying an enviable location in the self sufficient village of West Felton, and having ease of access to the A5/M54 motorway network and the railway at nearby Gobowen, being perfect for commuters

Briefly comprising of Entrance Hall, Lounge, Kitchen/ Dining Room, Conservatory, Cloakroom, Three Bedrooms and Family Bathroom.

Having benefit of oil central heating, double glazing, driveway and garage for off road parking and enclosed good sized rear garden.

Viewings essential.

## 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 HALLWAY

Covered entrance with door leading into the Entrance Hallway. Staircase leads to the First Floor Landing. Radiator, door leading off,

### LOUNGE

With window to the front aspect, wooden effect flooring, feature panelled wall and feature wall mounted electric fire. Radiator, TV and media points, door leading into,

### KITCHEN/ DINING ROOM

The kitchen has been attractively fitted with a range of base level units comprising of cupboards and drawers with work surface over. One and a half bowl composite sink with drainer board, integrated oven/ grill and inset four ring hob with extractor hood above. Space for freestanding fridge/ freezer, partially tiled walls and further range of wall mounted matching units. Peninsular divide with breakfast bar overhang. space for family dining table. Radiator, door leading into,

### CONSERVATORY

Sealed double glazed unit with laminate flooring, and door leading out to the Rear Garden.

### INNER HALLWAY

With door leading out to the side aspect into the Rear Garden, oil fired boiler and bespoke built storage cupboard. Laminate flooring, door leading into the Garage and further door leading off,

### CLOAKROOM

With window to the rear aspect, WC and wash hand basin with complimentary tiled splashback.

### FIRST FLOOR LANDING

Stairs lead from the Entrance Hall to the First Floor Landing, window to the side aspect. Radiator, access to loft space and doors leading off,

### BEDROOM 1

Window to the front aspect. Fitted wardrobes, radiator.

### BEDROOM 2

With window to the rear aspect. Fitted wardrobes. Radiator.

### BEDROOM 3

With window to the front aspect. Radiator.

### FAMILY BATHROOM

With window to the rear aspect. Suite comprising of panelled bath with shower head over, WC and wash hand basin.. Fully tiled walls, heated towel rail.

### GARAGE

With up and over door to the front, internal door leading into the Inner hallway. Plumbing and power for washing machine/ tumble dryer.

### OUTSIDE

To the front of the property there is a driveway providing ample off road parking for several vehicles.

Pathway leads to the side of the property and into the rear garden with paved patio, area laid with lawn, bordered with flower borders planted with a range of herbacious shrubs and enclosed with fencing.

### 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, sewage and electricity are connected. There is an oil tank in the rear garden.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B - 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/buy/mortgage-calculator/) where you will find the 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

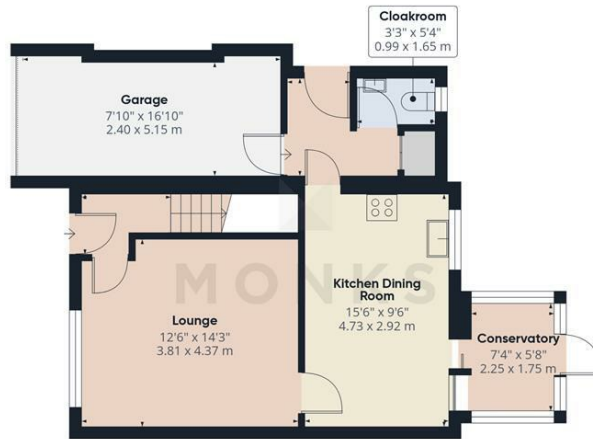
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



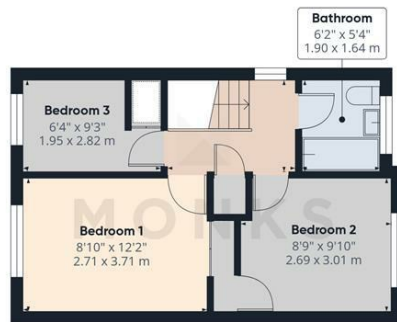
## 23 Applewood Heights, West Felton, SY11 4RA.

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Floor 0



Floor 1



**Approximate total area<sup>®</sup>**  
950 ft<sup>2</sup>  
88.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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## Get in touch

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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**

### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (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 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 |           |

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.
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