

Town & Country

Estate & Letting Agents



18 Orchard Drive, West Felton, SY11 4LX

Offers In The Region Of £166,550

WITH NO ONWARD CHAIN!!! Town and Country Oswestry are pleased to offer this well presented two bedroom semi detached home in a cul de sac position in a desirable village location between Oswestry and Shrewsbury. This property offers a good sized living area featuring a log burner, well appointed kitchen/ dining room a garden room perfect for relaxing whilst the garden boasts a large garden store/workshop. Having built in wardrobes, both bedrooms have plenty of storage and the bathroom is modern and bright. Perfect for commuters with easy access to the A5/M54 and in close proximity to the popular town of Oswestry.

Directions

From our office proceed up Willow Street and turn left onto Welsh Walls. Continue along, round the bend until reaching the junction. Turn left and at the traffic lights proceed straight ahead. Follow the road until reaching the junction with Salop Road. Turn right and continue along until reaching the roundabout at Mile End. Take the second exit towards Shrewsbury. Continue along taking the turning for Queens Head and then proceed into the village of West Felton. On entering the village take the first left and then left again into Orchard Drive. Follow the road along into the cul de sac where the property will be found on the right hand side.

Entrance Porch



The entrance porch has a part glazed stable door to the front, and a door leading into the property.

Lounge 11'6" x 11'8" (3.51m x 3.56m)



The good sized lounge has a window to the front, a feature log burner stove with a range of fitted shelving, oak flooring, radiator, tv point, stairs leading to the first floor and a doorway leading through to the kitchen.

Additional Photograph



Kitchen/ Dining Room 11'8" x 10'0" (3.56m x 3.05m)



The well appointed kitchen is fitted with a range of wooden base, display and wall units with work surfaces over, inset single drainer sink with a mixer tap over. Having an integrated hob with integrated extractor fan over, double oven, wine racking, integrated fridge/ freezer, part tiled walls, tile effect laminate flooring, plumbing and space for a washing machine and a part glazed stable door and window leading to the garden room.

Additional Photograph



Additional Photograph



Garden/Sun Room 10'9" x 7'9" (3.28m x 2.37m)

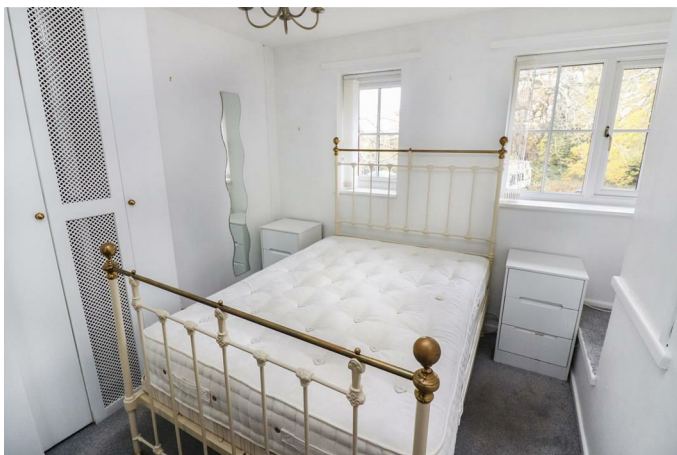


A very versatile room having French doors opening onto the garden. Having a solid roof featuring velux roof lights, tiled flooring, power and lighting.

First Floor Landing

Doors lead to the bedrooms and the bathroom.

Bedroom One 10'8" x 8'7" (3.27m x 2.64m)



Having two windows to the front and a range of built in wardrobes offering good storage, shelving and hanging rail.

Additional Photograph



Bedroom Two 10'9" x 6'8" (3.30m x 2.05m)



Having a window to the rear and large built in wardrobes with mirror fronted sliding doors.

Bathroom



The modern bathroom is fitted with a suite comprising a large walk-in shower, W/C and wash hand basin on a vanity unit, fully tiled walls, heated towel rail and a window to the rear.

Front of the property



The front is approached over a paved pathway with garden laid to lawn. There is a private parking area for the residents with two allocated parking spaces whilst the tree lined communal area is a lovely place to look out onto.

Rear Garden



Side access leads to the rear garden, having an enclosed paved patio ideal for sitting out and entertaining along with a large purpose built Store/Workshop to the rear. The garden is fully enclosed making it ideal for pets and children.

Additional Photograph



Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, [Zoopla](http://Zoopla.com), Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Services

The agents have not tested the appliances listed in the particulars.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.30pm
Saturday: 9.00am to 4.00pm

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band A.

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

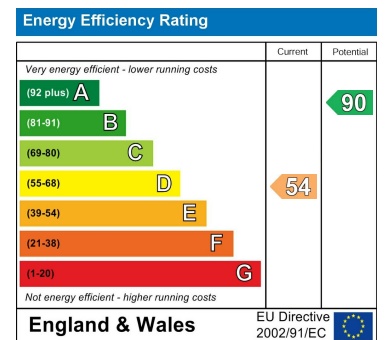
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

Area Map



Energy Efficiency Graph



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