



Zaza Johnson & Bath
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: www.zjandb.com ■ Email: info@zjandb.com



The Rowan House, Tedsmore Lane, West Felton, Oswestry, Shropshire, SY11 4EN

Offers in the Region Of £450,000

This impressive individual 4 bedroom detached house has been fully renovated and enjoys a prime position in a popular village. Accommodation includes: Entrance Hall, Living Room, Superb Kitchen/Breakfast Room (Refitted In 2024 With Quality Units), Dining Room, Utility Room, WC, Fantastic Converted Studio (Currently Used As A Beauty Salon). Upstairs Are The Main Bedroom With En-suite Shower Room, 3 Further Bedrooms And Attractive Refitted Family Bathroom. Large Gardens And Ample Driveway Parking. OCH, DG. Must Be Seen.



The Rowan House, Tedsmore Lane, West Felton, Oswestry, Shropshire, SY11 4EN

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Canopied entrance storm porch, double glazed composite entrance door and side screen.

Entrance Hall 10' 1" x 6' 1" (3.07m x 1.85m)

Tiled flooring, radiator, staircase leads to First Floor Landing.

Living Room 14' 9" x 14' 0" (4.49m x 4.26m)

Oak door, double glazed bay window to the front with open aspect, attractive moulded fire surround with marble hearth and open grate, double radiator, further double glazed side window, wall and ceiling lights.

Kitchen/Breakfast Room 22' 10" x 12' 8" (6.95m x 3.86m)

Glazed oak door, fully refitted in 2024 with range of quality units including spacious island providing breakfast bar area, wok tops with inset Blanco sink, integrated AEG appliances include double electric oven, wine cooler, full height fridge and freezer, dishwasher and Bosch 4 ring induction hob. Spot lights, tiled flooring, double glazed window overlooking rear garden, door to Utility Room, wide square opening to

Dining Room 10' 1" x 8' 6" (3.07m x 2.59m)

Vaulted ceiling, 2 double glazed skylights and double glazed windows over looking gardens, tiled flooring, radiator, double glazed French doors lead to rear garden.

Utility Room 9' 6" x 6' 5" (2.89m x 1.95m)

Fitted to match the Kitchen with base and eye level units, work surface, ample space for appliances, tiled flooring, radiator, double glazed window to the rear.

CloakroomWC

Fitted with wash basin with cupboard beneath, WC, tiled flooring, double glazed side window.

First Floor Landing

Built in airing cupboard, radiator, access to roof space.

Bedroom 1 14' 1" x 10' 7" (4.29m x 3.22m)

Radiator, dual aspect double glazed window enjoy open aspects, large built in double wardrobe.

En-suite Shower Room

Fitted with low profile shower cubicle, wash basin with cupboard beneath, WC, heated towel rail, tiled

flooring, double glazed window to the front, fully tiled walls, extractor.

Bedroom 2 12' 1" x 10' 5" (3.68m x 3.17m)

Radiator, double glazed window overlooking rear garden, built in double wardrobe.

Bedroom 3 11' 0" x 8' 8" (3.35m x 2.64m)

Radiator, built in double wardrobe, double glazed window with open aspect to the front.

Bedroom 4 8' 8" x 7' 9" (2.64m x 2.36m)

Radiator, built in double wardrobe, double glazed window to the front.

Family Bathroom

Fully tiled walls and flooring, beautifully fitted with bath with drench shower over, wash basin with cupboard beneath, WC, heated towel rail, double glazed rear window.

Studio/Salon 16' 6" x 9' 5" (5.03m x 2.87m)

Radiator, 2 double glazed windows, tiled flooring, door to the rear.

Outside

The property is approached through a farm style gate leading onto a tarmac driveway providing ample parking and turning space for several cars. The front garden is laid to lawn with ornamental tree and shrub bed, slate pathway leading to entrance door.

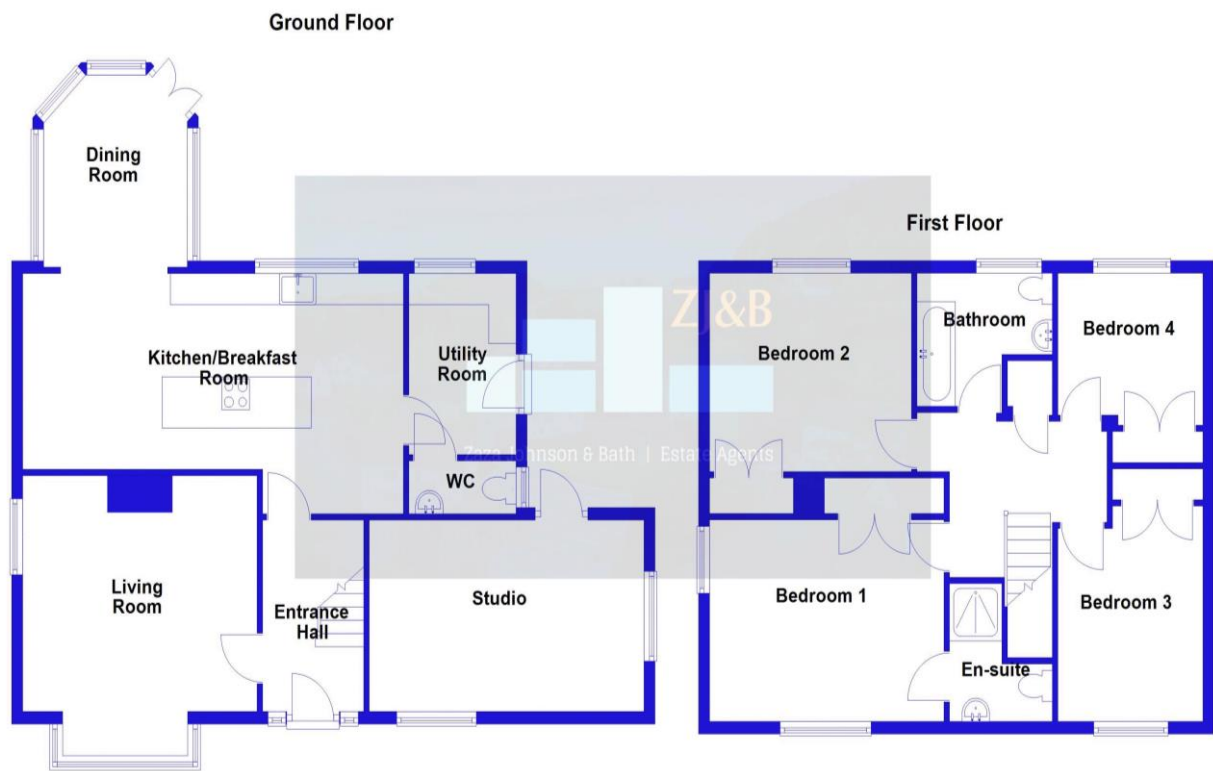
Rear Garden

A good size rear garden approached onto timber decking, gravel patio and pathway, further raised decking to one side with summer house. The majority of the garden is laid to lawn with shrub beds and borders and enclosed by fencing.

Council Tax Band tbc

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



The Rowan House, West Felton

FLOOR PLANS FOR GUIDANCE ONLY



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage