

FOR SALE



8 Springfield Gardens, West Felton, Oswestry, SY11 4JD



Total area: approx. 103.8 sq. metres (1117.0 sq. feet)
8 Springfield Gardens



FOR SALE

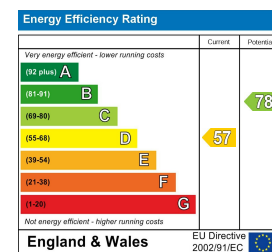
Offers in the region of £335,000

8 Springfield Gardens, West Felton, Oswestry, SY11 4JD

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



An attractive and well proportioned Detached Bungalow with scope to modernise, whilst set in delightful and generous size gardens together with a car port and garage, being set towards the end of a sought after cul-de-sac in the popular of West Felton offering amenities.



01691 670 320

Oswestry Sales
20 Church Street, Oswestry, SY11 2SP
E: oswestry@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Desirable Detached Bungalow
- Spaciously Proportioned
- Scope to Modernise/Improve
- Attractive Gardens and Sun Patio
- Quiet Village Location
- Off Road Parking

DESCRIPTION

This appealing detached bungalow offers well proportioned accommodation with a degree of versatility and scope for modernisation and improvement to incorporate purchaser's own individual requirements and tastes. The layout includes a generous size lounge with ornamental fireplace. The dining room immediately adjoins the lounge and offers scope to be incorporated into the adjacent kitchen. There are 3 good size bedrooms, which are then served by a combined bath/shower room. The accommodation benefits from double glazed windows and an oil fired central heating system.

Outside, there is driveway parking together with a useful car port which connects to an attached brick garage. The gardens are a particular feature of the property and are a splendid size. These feature good size lawns to both the front and rear, with the rear being quite private and of a particularly generous size including an extensive sun patio and seating area.

ENTRANCE HALL

With tiled floor.

LOUNGE

With coved ceiling, attractive feature ornamental fireplace with decorative stained wood surround, tiled inset and quarry tiled hearth with electric coal effect fire. Large double glazed picture window to the front overlooking the garden.

DINING ROOM

With coved ceiling, serving hatch to the kitchen. Large picture window overlooking the front garden.

KITCHEN

With tiled floor. Fitted work surfaces with tiled splash and built-in stainless steel sink unit. A selection of oak effect trimmed base and eye level storage cupboards including drawers together with space for refrigerator. Slot-in Zanussi oven, built-in broom cupboard, built-in double pantry cupboard and side external entrance door.

INNER HALLWAY

With built-in airing cupboard containing pre-lagged hot water cylinder and immersion heater with slatted shelving. Access to loft space with pull down aluminium ladder.

BEDROOM 1

With coved ceiling and fitted double wardrobe. Double glazed picture window overlooking the rear garden.

BEDROOM 2

With coved ceiling and built-in wardrobe. Double glazed picture window overlooking the rear garden.

BEDROOM 3

With coved ceiling and side window aspect.

BATHROOM

With tiled floor. Pine panelled bath with tiled splash above together with pedestal wash hand basin and close coupled WC. Tiled shower cubicle with electric Triton shower unit. Feature pine panelled ceiling with part downlighters.

OUTSIDE

The property is approached over a tarmac driveway with ample parking space for at least 2 cars. This leads to a gated car port which then adjoins:

GARAGE

Brick built with electric automatic up and over entrance door. Plumbing for washing machine, Worcester oil fired central heating boiler, rear pedestrian access door, power and lighting.

THE GARDENS

These are an attractive feature to the property and are particularly generous in size. To the front is a good size lawn with a selection of specimen shrubs and Beech tree. Pedestrian access is gained to the rear of the property.

The rear garden comprises of an extensive flagged patio which then links into a stone flagged seating area with 3 raised brick flower beds and a brick circular well like feature. Adjacent is a generous lawn interspersed with trees and bordered by an attractive rockery together with further shrub borders linking to the side of the bungalow which incorporates a trellis with arch feature and climbing plants. The lawn then leads through to a smaller lawned area, again with shrub and specimen trees. Concreted slab potentially for a garden shed. Timber summer house. Oil storage tank.

GENERAL REMARKS

FIXTURES AND FITTINGS

Fitted carpets as laid, blinds and curtains together with light fittings are included in the sale. Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity and drainage are understood to be connected. Oil fired central heating system. None of these have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently in Council Tax Band D - Shropshire Council

VIEWINGS

Strictly by appointment with the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.