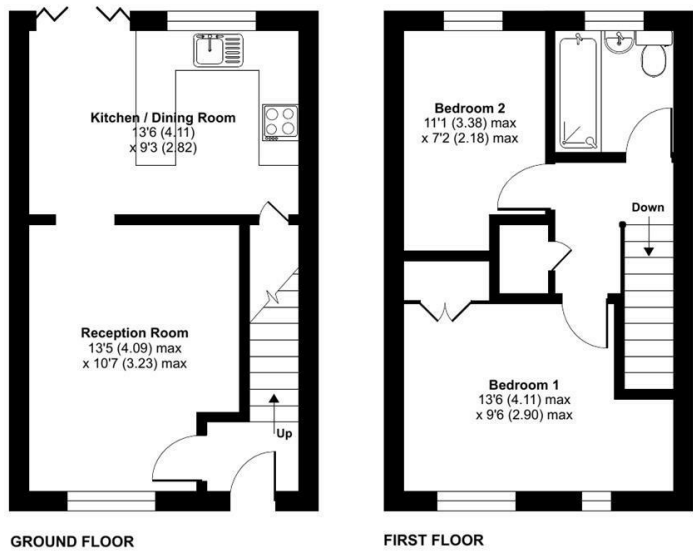


FOR SALE

38 Applewood Heights, West Felton, Oswestry, SY11 4RB



Approximate Area = 636 sq ft / 59.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Halls. REF: 1324398



FOR SALE

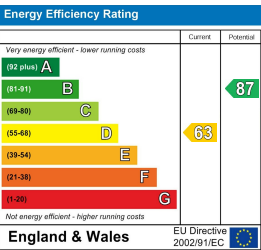
Offers in the region of £185,000

38 Applewood Heights, West Felton, Oswestry, SY11 4RB

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



A well-presented two-bedroom semi-detached home, offering off-road parking, a stylish kitchen/diner, and modern air-source heating. Situated in the popular village of West Felton, the property is ideal for first-time buyers, small families or investors looking for a well-connected home with country village charm.



01691 670320

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



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1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Two double bedrooms with modern interiors throughout
- Stylish kitchen/diner with French doors to rear garden
- Private driveway providing off-road parking
- Enclosed rear garden with patio and lawn
- Sought-after village with school, shop, pub & A5 access
- Energy-efficient air-source heat pump heating

DESCRIPTION

Halls are delighted with instructions to offer this property at on Applewood Heights. Situated in the heart of the popular village of West Felton, this property is a smart and comfortable two-bedroom semi-detached home offering elegant interiors, a private rear garden, and excellent connectivity to both Oswestry and Shrewsbury.

The property has been attractively updated and is well suited to first-time buyers, young families or those seeking a low-maintenance village home with modern efficiency.

THE PROPERTY

Inside, the accommodation is light and inviting throughout. The front-facing reception room provides a generous living space, while to the rear, the kitchen/diner has been tastefully updated with contemporary units, breakfast bar seating, and French doors opening directly onto the patio—ideal for entertaining or summer dining. The layout flows well and maximises usable space for modern living.

Upstairs are two double bedrooms, both well-proportioned, along with a modern family bathroom featuring stylish marble-effect tiling and a white suite.

The property benefits from an energy-efficient air-source heat pump, providing eco-conscious heating and comfort all year round.

OUTSIDE

The rear garden is fully enclosed and well laid out, combining a paved patio with a lawned area, raised planters, and a gravel seating zone. It’s both low-maintenance and perfect for relaxing outdoors.

To the front, there is a lawned garden and a private driveway providing off-road parking for two vehicles, with further potential to extend the drive if desired.

SITUATION

West Felton is a well-served and friendly Shropshire village with a thriving community. The village offers a highly regarded primary school, a traditional pub, and a local shop with Post Office.

The property enjoys excellent transport links to both Oswestry (6 miles) and Shrewsbury (13 miles) via the nearby A5, making it ideal for commuting while retaining a peaceful, semi-rural lifestyle.

DIRECTIONS

From Oswestry town centre, head out along Willow Street, then turn right onto Castle Street. Continue onto Beatrice Street and keep left to stay on the B5069. After a short distance, turn right onto Whittington Road and follow it to the roundabout. Take the third exit onto the A5, signposted for Shrewsbury.

Continue along the A5 for approximately 5 miles, then take the left turn signposted for West Felton. Follow the lane for 0.4 miles before turning left onto Fox Lane. Bear left at Applewood Heights, and continue down the road. The property will be identified by our For Sales Board on the left-hand side.

W3W

///rinses.register.clouding

SCHOOLING

The Marches School in Oswestry provides a well-regarded secondary option. Independent choices include Oswestry School, Moreton Hall, Ellesmere College, and Packwood Haugh—offering day and boarding education within easy reach, making this an ideal location for families seeking quality schooling across all levels.

SERVICES

Mains water, electricity, and drainage are understood to be connected. Heating is via an air-source heat pump. None of the services have been tested.

TENURE

Property is believed to be Freehold this should be confirmed by a solicitor

LOCAL AUTHORITY

Shropshire County Council.

COUNCIL TAX

Council Tax Band 'B'.

VIEWINGS

Strictly by appointment with the selling Agents, Halls, 20 Church Street, Oswestry, Shropshire SY11 2SP
Tel: 01691 670 320

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.