



**Leewood, 6 The Avenue, West Felton, SY11 4LF**

3 bedroom detached bungalow — £330,000 Freehold

# Leewood, 6 The Avenue, West Felton, SY11 4LF

Coopergreenpooks.co.uk

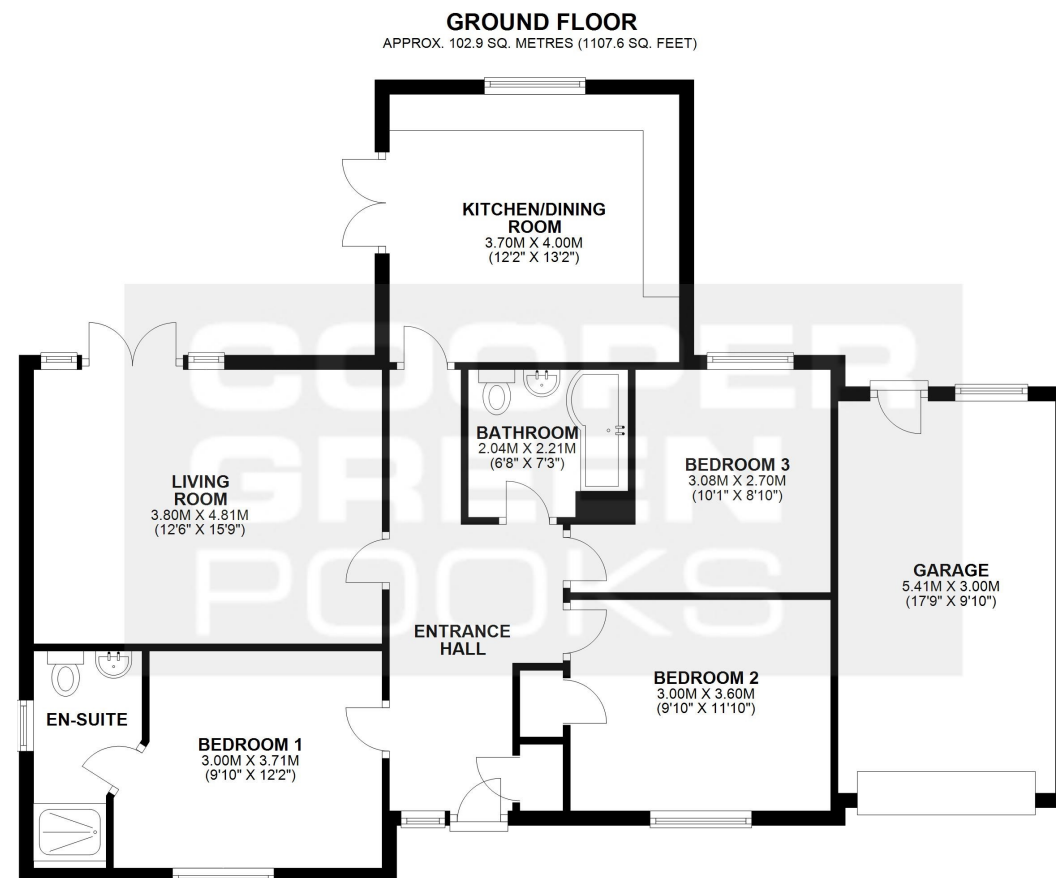
£330,000 Freehold — 3 bedroom detached bungalow

sales@cgpooks.co.uk

Occupying a lovely position with fantastic views over surrounding countryside, this neatly presented detached bungalow offers practical and well-designed accommodation, while benefitting from a good-sized plot, plenty of private parking and attached garage.

## KEY FEATURES

- Light and spacious entrance hall with useful storage
- Living room with glazed double doors opening to the rear garden
- Open plan kitchen/dining room, also having glazed doors to the garden, with a range of fitted units and space for appliances
- Master bedroom and en-suite shower room
- Two further double bedrooms and a separate family bathroom
- uPVC double glazed windows and oil fired central heating
- Private rear garden, laid to lawn with paved terrace and a stunning outlook over adjoining fields
- Gated driveway to front providing plenty of parking and access to the large single garage (5.4m x 3.0m)
- Further landscaped gardens to front with established plants and shrubs
- A very quiet location within a popular village, a short walk from the local shop and pub, as well as being within easy access of both Oswestry and Shrewsbury
- Sold with no upward chain



TOTAL AREA: APPROX. 102.9 SQ. METRES (1107.6 SQ. FEET)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.









# Leewood, 6 The Avenue, West Felton, SY11 4LF

£330,000 Freehold — 3 bedroom detached bungalow

sales@cgpooks.co.uk



Please note - Boundaries not confirmed

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band D</b>
EPC Band	<b>TBC</b>
Services	<b>Mains water, electricity and drainage are connected</b>
	<b>With oil fired central heating</b>

**Expert mortgage advice available**  
3 Barker St, Shrewsbury SY1 1QF  
**Cooper Green Pooks**  
**01743 276666**



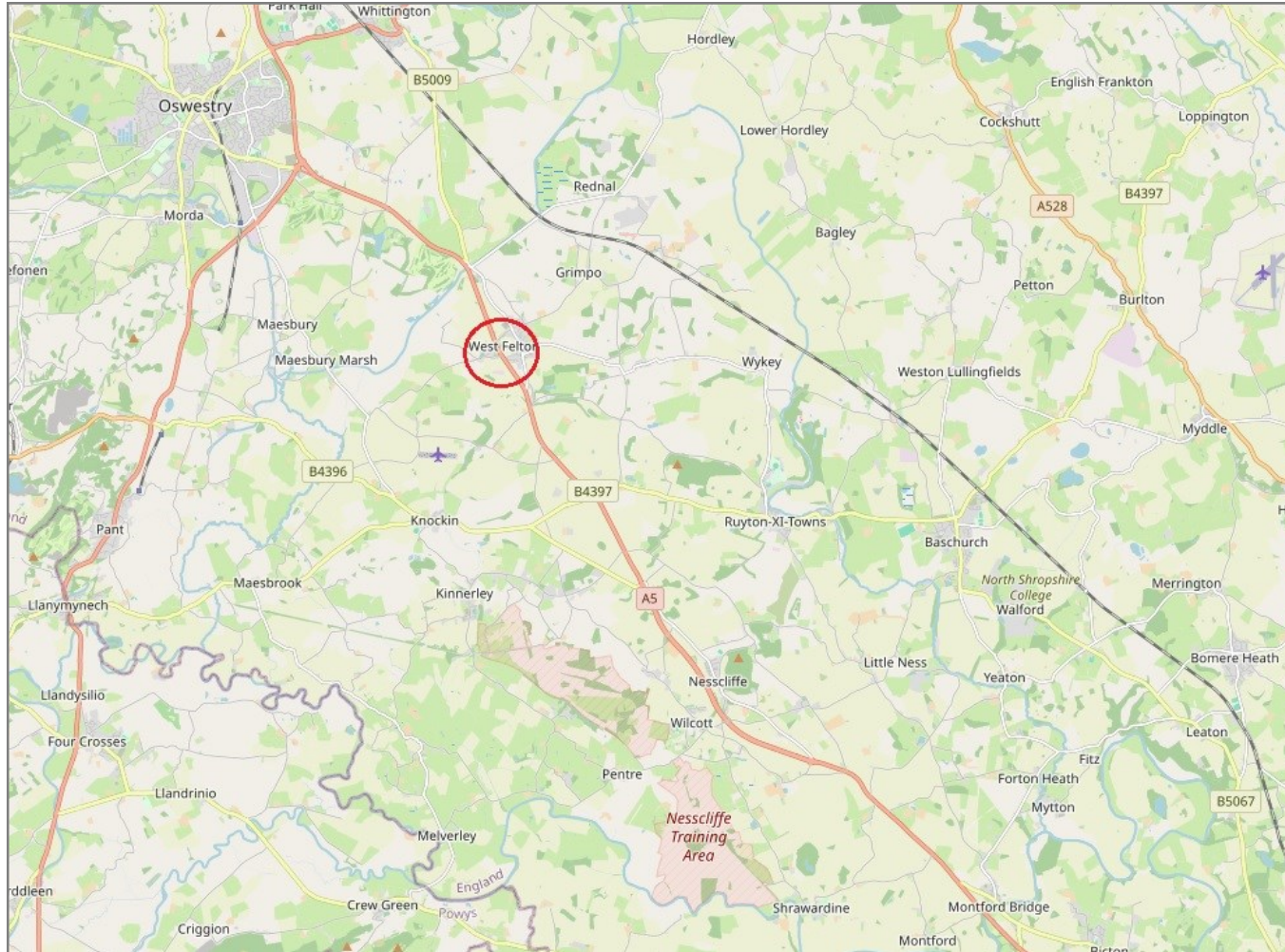
Your home may be repossessed if you do not keep up repayments on your mortgage.  
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

# Leewood, 6 The Avenue, West Felton, SY11 4LF

Coopergreenpooks.co.uk

£330,000 Freehold — 3 bedroom detached bungalow

sales@cgpooks.co.uk



**IMPORTANT NOTICE:** Cooper Green Pooks for themselves and for the lessors or vendors of this property whose agents they are give notice that: 1 No appliances, services or service installations have been tested and no warranty as to suitability or serviceability is implied. Any prospective purchaser or lessee is advised to obtain verification from their surveyor or solicitor. 2. The particulars are set out as a general outline only for the guidance of the intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 3. All descriptions, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. 4. No person in the employment of Cooper Green Pooks has any authority to make or give any representation or warranty whatsoever in relation to this property. 5. All rentals and prices are quoted exclusive of Stamp Duty, legal and surveyors fees and any other associated purchasers or lessees costs. 6. Floor plans are indicative only and should not be relied on. 7. The plan showing the boundary of the property is indicative only and has not been checked against the legal title so should not be relied on. 8. All dimensions, floor areas and site areas are only approximate and should not be relied on. Dimensions are generally maximum room dimension.