



Barbour House, The Cross, West Felton, Oswestry SY11 4EH

4 bedroom detached house — £475,000 Freehold

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Coopergreenpooks.co.uk

£475,000 Freehold—4 bedroom detached house

sales@cgpooks.co.uk

Occupying a lovely position, situated within a popular and conveniently located village, this thoughtfully designed detached family house offers practical and versatile accommodation, while benefitting from a large private driveway and detached garage.

KEY FEATURES

- Good sized entrance hall with cloakroom, useful storage and staircase to landing
- Living room with feature fireplace and windows to both the front and rear
- Separate versatile family room, which would also make a great home office or play room
- Open plan kitchen/breakfast room, complete with a range of fitted units and breakfast bar
- Rear hallway providing access to the dining room, store/utility and garden to side
- Impressive master bedroom with built in wardrobes and en-suite bathroom, which has velux windows and access to eaves storage
- Three further double bedrooms, all of which also have built in wardrobes, and a well-appointed family shower room
- uPVC double glazed windows and oil fired central heating
- This property has been well-designed, allowing plenty of natural light via large windows, to multiple elevations in a number of rooms
- Neatly landscaped rear garden, extending to the side of the property, comprising areas of lawn, paved terrace and mature hedging
- Extensive private driveway providing plenty of parking, with adjoining lawned gardens and access to the detached garage
- A quiet and convenient location within a popular village, just a short walk from the local shop and pub, as well as being within 15 minutes of both Oswestry and Shrewsbury town centres

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Total area: approx. 159.9 sq. metres (1720.7 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.











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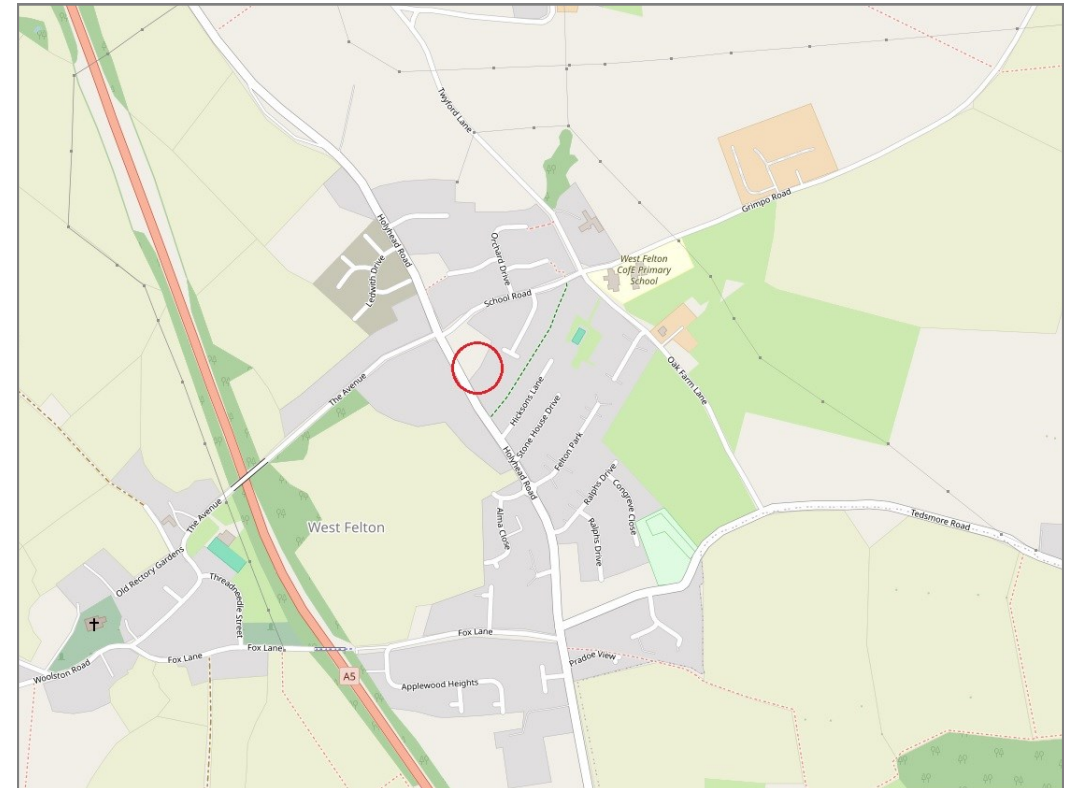
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BOUNDARIES NOT CONFIRMED

Tenure	Freehold
Local Authority	Shropshire Council
Council Tax	Band E
EPC Band	Band D
Services	Mains services water, electricity and drainage are connected
	Heating is oil

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY11QF

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

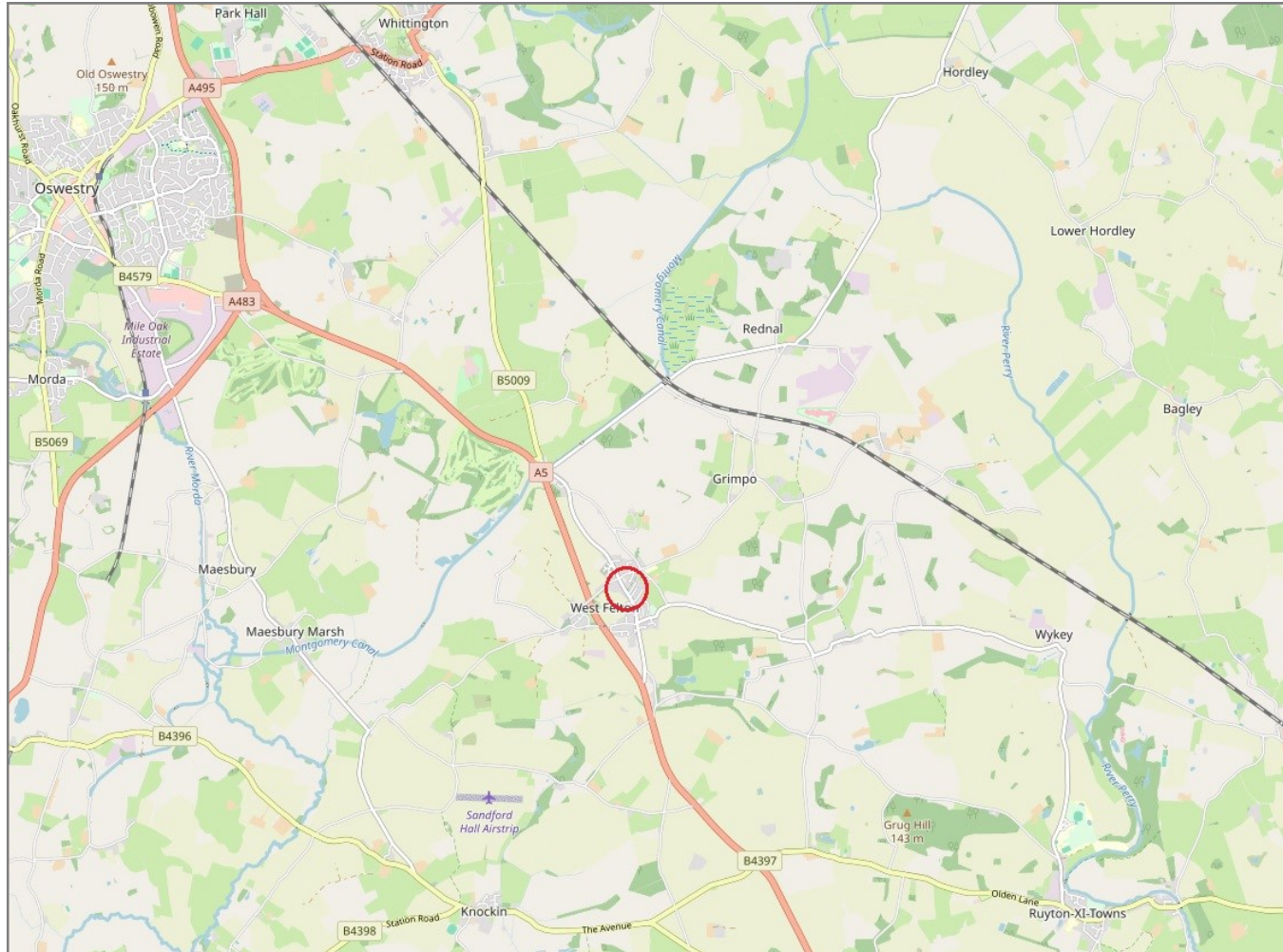
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

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