

# BOWEN

PROPERTY SINCE 1862



Offers in the region of £179,950

46 Applewood Heights, West Felton, Oswestry,  
Shropshire, SY11 4RB

🏠 1 Bedroom

🚿 1 Bathroom

## 46 Applewood Heights, West Felton, Oswestry, Shropshire, SY11 4RB



### General Remarks

Bowen are pleased with instructions to offer this much improved one bedroom detached bungalow in West Felton for sale by private treaty. The property has undergone a scheme of improvement works which now provides for a most comfortably appointed bungalow which includes private south facing rear gardens and off road parking.

The property also includes recently fitted photovoltaic panels, an air source central heating system and new radiators throughout. It would make an ideal first time buy or downsizing option and internal inspection is highly recommended by the selling agent.

**Location:** The property is situated in the popular village of West Felton. The village has an excellent range of amenities including village shop, post office, public house and a renowned primary school. Easy access onto the A5 provides direct routes to the larger towns of Oswestry, (4 miles), Shrewsbury, Wrexham and the City of Chester. The train station at Gobowen offers direct links to Birmingham and Manchester.

### Accommodation

A part glazed composite door at the front of the property leads into:

**Hall:** Radiator, built in storage cupboard housing pressurised hot water cylinder, spotlights to ceiling and doors off to:

**Living Room:** 13' 7" x 9' 7" (4.13m x 2.92m)  
Feature fireplace, TV point, fitted cupboard, door to conservatory and opening into:

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**Kitchen:** 10' 1" x 5' 3" (3.07m x 1.60m) Newly fitted Wren Kitchen comprising a range of matching base/eye level wall cupboards with worktops over and inset stainless steel sink/drain. Space for cooker with extractor hood over, space for washing machine and fridge freezer. Tiled floor, part tiled walls, access to loft space and feature serving hatch opening into living room.

**Conservatory:** 13' 7" x 6' 10" (4.13m x 2.09m) Wood effect flooring, radiator and part glazed uPVC door to rear gardens.

**Bedroom:** 10' 2" x 10' 3" (3.09m x 3.12m) Storage alcove, separate storage cupboard, radiator and access to loft space.

**Bathroom:** 9' 5" x 4' 11" (2.87m x 1.49m) Suite comprising panel bath with electric shower over, pedestal wash hand basin and low level flush w.c. Radiator, tiled floor, part tiled walls and extractor fan.

**Outside:** The property includes gardens to the front, side and rear. At the front of the property are lawns bordered by mature hedges and trees.





The driveway providing two off road parking spaces is to the side of the property while at the rear are further enclosed gardens. The rear gardens are a notable feature and retain their privacy. They include a paved patio, lawns, flowering beds and a 6 ft x 8 ft timber garden shed.

**EPC Rating:** EPC Rating - Band 'A' (96).

**Council Tax Band:** Council Tax Band - A.

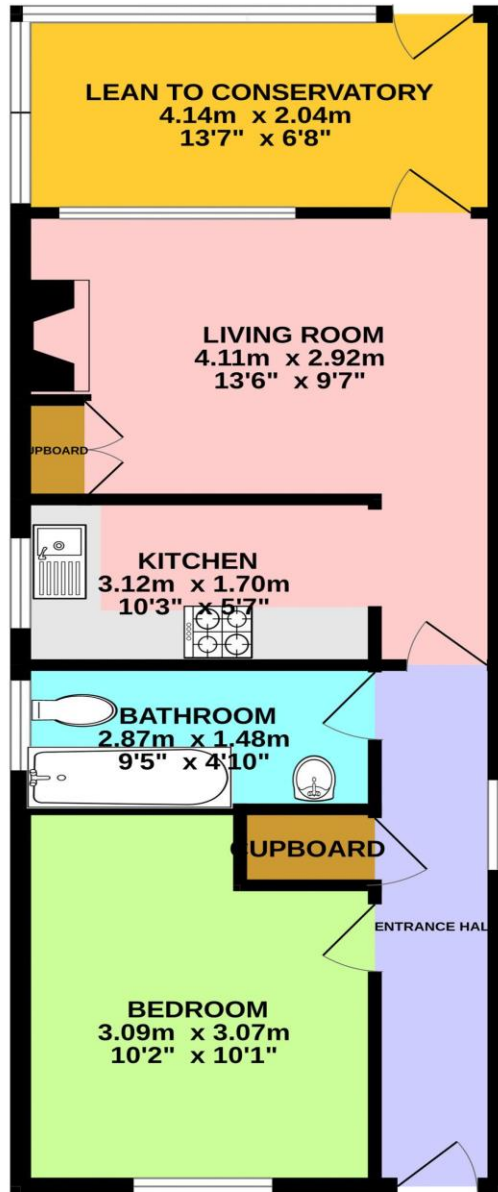
**Local Authority:** Shropshire Council, The Shirehall, Shrewsbury, SY2 6ND. Tel: (0345 678 9000).

**Tenure:** We are informed that the property is freehold subject to vacant possession on completion.

**Directions:** From Oswestry take the A5 dual carriage towards Shrewsbury turning left at the Queens's Head junction and proceed for approximately 2 miles before entering the village of West Felton. Continue and proceed straight over the mini round about before taking the turning on the right onto Fox Lane. Continue for a short distance before bearing left into Applewood Heights. Follow the road round and the property will be found on the right hand side.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, of doors, windows, rooms and any other items are approximate and no responsibility is taken for omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.