

BOWEN

PROPERTY SINCE 1862



Offers in the region of £285,000

Field View, Holyhead Road, West Felton,
Oswestry, Shropshire, SY11 4EH

🏠 3 Bedrooms

🚿 2 Bathrooms

Field View, Holyhead Road, West Felton, Oswestry, Shropshire, SY11 4EH



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General Remarks

A well presented and ideally located three bedroom detached property, situated within the popular village of West Felton. The property offers well designed living space with an enclosed rear garden, off road parking and garage. The property is offered for sale with no onward chain and early inspection is highly recommended.

Bowen are pleased with instructions to offer Field View in West Felton for sale by private treaty. The property has been well maintained both internally and externally. The accommodation is warmed by a modern oil fired boiler and is fully uPVC double glazed. Externally the rear gardens are designed for ease of maintenance. while at the front there is ample off road parking.

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/A483 provides direct routes to the larger towns of Oswestry,(4 miles), Shrewsbury, Wrexham and the City of Chester. The train station at Gobowen offers links to Birmingham and Manchester.

Accommodation

Canopy Entrance Porch: With part glazed uPVC door into:

Hall: Radiator, tiled floor, 'Honeywell' thermostat control switch, telephone point, stairs to first floor landing and doors off to:

Cloakroom: 5' 1" x 2' 10" (1.54m x 0.86m) Vinyl flooring, low/level flush w.c., radiator and corner pedestal wash hand basin with tiled splash back.

Living Room: 21' 0" x 13' 1" (6.39m into bay x 3.98m max) Multi fuel burner with brick surround, bay window to front, two radiators, TV point and door to:

Kitchen/Diner: 16' 4" x 8' 10" (4.97m x 2.70m) Range of fitted wall cabinets and matching base units with work tops over, tiled splash back, and inset stainless steel sink/drainers with water

softener. Space for refrigerator/freezer, integrated dishwasher and built-in electric fan assisted double oven with 4 ring halogen hob and extractor hood above. Walk-in understairs storage cupboard, radiator, tiled flooring and French doors opening onto rear garden.

Staircase to first floor and landing: Access to the roof space, airing cupboard with slatted shelves and doors off to:

Bedroom 1: 13' 5" x 8' 11" (4.09m x 2.73m) Radiator and built-in double door wardrobe with hanging rail and shelf. Door off to:





En Suite: 9' 6" x 2' 8" (2.90m x 0.81m) Fully tiled shower cubicle with mixer shower, pedestal wash hand basin with tile splash, low level flush w.c., radiator, vinyl flooring, extractor fan and spot lights to ceiling.

Bedroom 2: 9' 7" x 9' 7" (2.91m x 2.93m)
Radiator.

Bedroom 3: 9' 10" x 6' 11" (3.00m x 2.11m)
Radiator.

Bathroom: 6' 4" x 5' 7" (1.93m x 1.71m) Suite comprising panel bath, pedestal wash hand basin and low level flush w.c. Part tiled walls, vinyl flooring, heated towel rail, spotlights to ceiling and extractor fan.

Attached Garage: 18' 8" x 9' 5" (5.69m x 2.88m)
Electric roller door to driveway, part glazed uPVC door to rear gardens, Worcester oil fired boiler, space/plumbing for washing machine, light/power facilities laid on and access to loft space.

Outside: The property is approached over a tarmac drive providing parking and turning space. There is a small gravelled area enclosed by a sandstone wall. A side timber gate allows

access to the rear garden which is mainly laid with astro turf for ease of maintenance. Also included is a paved patio area, outside lighting and outside tap.

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

Council Tax Band: Council Tax Band - C.

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

EPC Rating: EPC Rating - Band C (70).

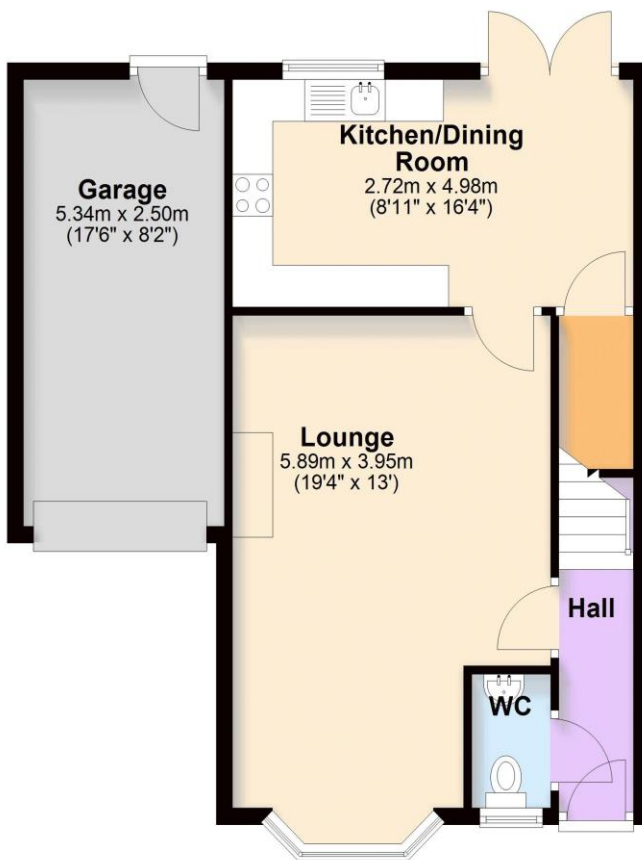
Directions: From Oswestry take the A5 dual carriage towards Shrewsbury turning left at the Queens's Head junction and proceed for approximately 2 miles before entering the village of West Felton.

Proceed through the village and after a short distance the property can be located on the right hand side, opposite the turning into the development known as Ralphs Drive.



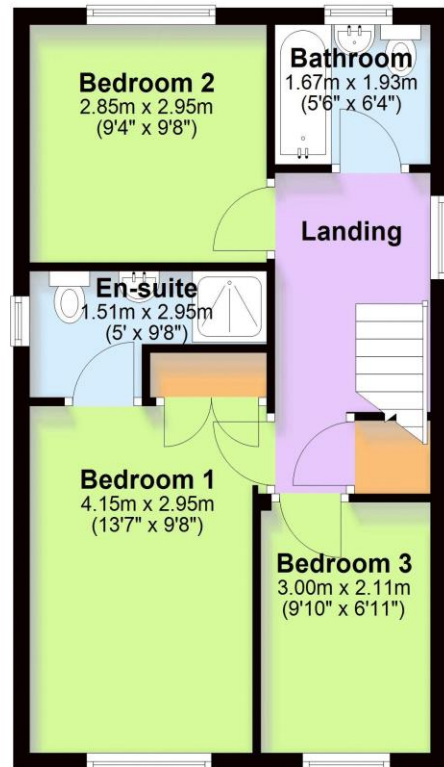
Ground Floor

Approx. 57.5 sq. metres (618.8 sq. feet)



First Floor

Approx. 43.4 sq. metres (466.8 sq. feet)



Total area: approx. 100.9 sq. metres (1085.6 sq. feet)

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.

BOWEN

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