

BOWEN

PROPERTY SINCE 1862



Asking Price £315,000

1 Ledwith Drive, West Felton, Oswestry,
Shropshire, SY11 4FH

🏠 2 Bedrooms

🚿 1 Bathroom

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General Remarks

A modern high specification two bedroom detached bungalow set within a generously sized plot within this popular new build development on the fringes of West Felton. The property includes two extensions from the original planned build, providing for an additional reception room and large Utility/Garden Room, both of which link well with the gardens. The property is warmed by oil fired central heating, is fully double glazed and includes roof mounted photovoltaic panels. There is ample off road parking and a large single garage. Early inspection is highly recommended by the sole selling agent.

Location: The property is situated on the fringes of 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

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

Hall: 17' 5" x 3' 11" (5.30m x 1.19m) Wood effect flooring, built in airing cupboard housing Worcester oil fired boiler/slatted shelving, access to loft space, radiator and doors off to:

Sitting/Dining Room: 17' 4" x 9' 10" (5.29m x 3.00m) Feature fireplace, radiator, TV point and doors off to:

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.

Lounge: 14' 9" x 10' 5" (4.49m x 3.17m)
Radiator, TV point and uPVC glazed doors to the gardens.

Kitchen: 11' 5" x 10' 1" (3.48m x 3.07m) Modern range of fitted base/eye level wall units with worktops over and inset 1.5 bowl stainless steel sink/drain. Integrated oven with hob and extractor hood over. Integrated fridge, freezer and washing machine. Tiled floor, radiator and part glazed door to:

Utility/Garden Room: 9' 5" x 7' 3" (2.87m x 2.20m) Range of fitted storage cupboards, tiled floor, radiator and part glazed door to gardens.

Bedroom 1: 12' 6" x 10' 1" (3.80m x 3.08m)
Radiator.

Bedroom 2: 10' 0" x 9' 10" (3.06m x 2.99m)
Radiator.

Shower Room: 6' 9" x 6' 1" (2.06m x 1.85m)
Modern suite comprising shower cubicle with rainfall shower, wash hand basin with vanity unit





below and low level flush w.c. Tiled floor, part tiled walls, heated towel rail and extractor fan.

Garage: 17' 9" x 9' 9" (5.42m x 2.97m) Up/over door to driveway, pedestrian door to garden and light/power facilities laid on.

Outside: At the front of the property the large driveway is bordered by lawns and a paved path leading to the front door. Gated access at the side provides access to the rear gardens where there are further lawns and paved paths/patios, enclosed by timber fencing. The gardens are both generously sized and private.

EPC Rating: EPC Rating - Band 'B' (85).

Council Tax Band: Council Tax Band - C.

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

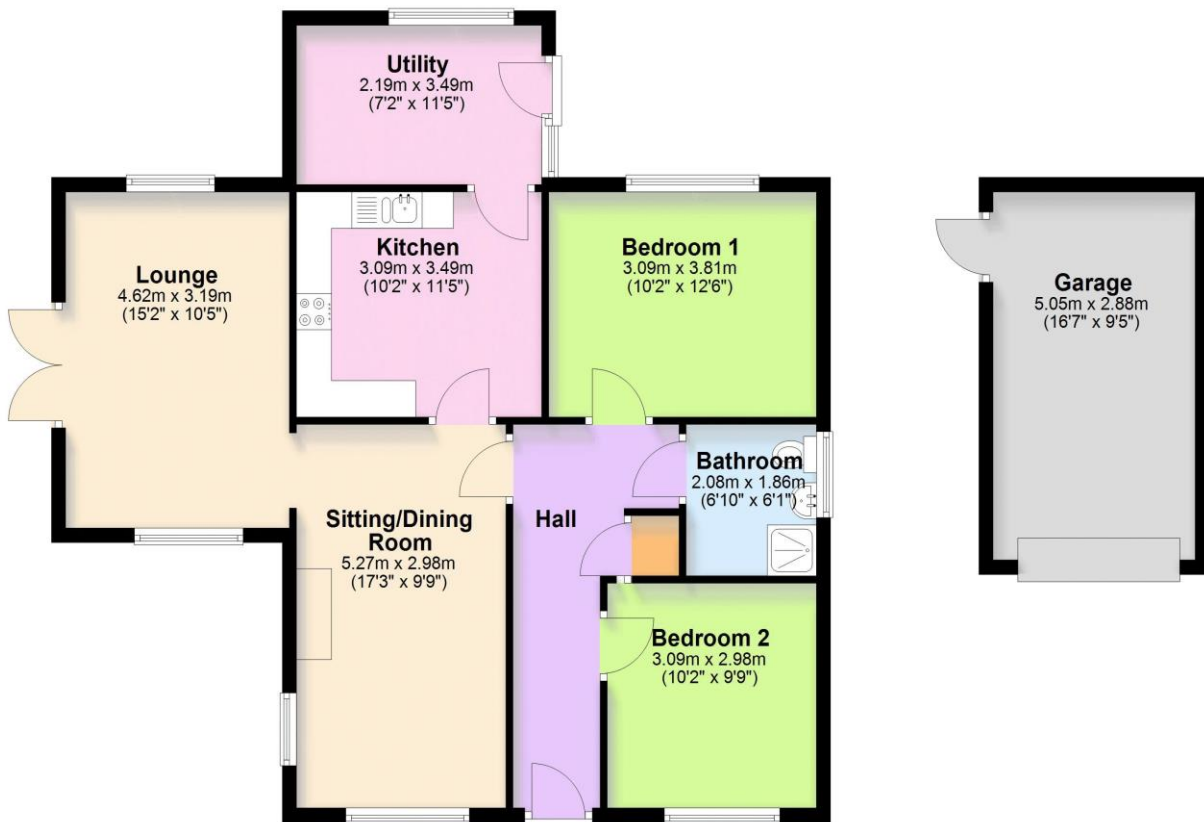
Tenure: We are informed that the property is freehold subject to vacant possession upon completion.

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. As you enter the village, the development will be found immediately on your right hand side. Turn right onto Ledwith Drive and continue ahead, where the property will be found on the left.



Ground Floor

Approx. 100.4 sq. metres (1080.2 sq. feet)



Total area: approx. 100.4 sq. metres (1080.2 sq. feet)

Measurements shown are at the widest points of each room and as such are for information purposes only. They may vary from actual measurements and are not to scale.
Plan produced using PlanUp.

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