

BOWEN

PROPERTY SINCE 1862



Asking Price £600,000

🏠 5 Bedrooms 🚿 2 Bathrooms

The Arboretum, 1 Dovaston Court,
West Felton, Oswestry, SY11 4EQ

The Arboretum, 1 Dovaston Court, West Felton, Oswestry, Shropshire, SY11 4EQ

General Remarks

Bowen are delighted with instructions to offer The Arboretum at Dovaston Court on the fringes of West Felton for sale by private treaty. Set within a most generously sized plot extending to just over half an acre, the property provides for spacious and well presented living accommodation, alongside private gardens and ample off road parking provision. This exclusive development extends to just 7 properties and provides easy access to the surrounding road network. The accommodation is warmed by oil fired central heating and is fully double glazed. Early inspection is highly recommended as the property is offered for sale with no onward chain.

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.



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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.

Accommodation

A covered entrance porch with part glazed uPVC door leads into:

Hall: 18' 0" x 7' 7" (5.49m x 2.32m) max Staircase to first floor and landing, radiator and doors off to:

Living Room: 23' 5" x 12' 6" (7.15m x 3.80m)
Feature inglenook style fireplace with brick surround and oak mantle housing wood burning stove. TV point, two radiators and glazed uPVC doors to rear gardens.

Dining Room: 14' 5" x 12' 4" (4.39m x 3.75m)
Radiator and glazed uPVC doors to rear gardens.

Kitchen: 12' 4" x 11' 11" (3.75m x 3.63m) Modern range of fitted base/eye level wall units with worktops over and inset 2 bowl ceramic sink. Range cooker with extractor hood over, integrated fridge, freezer and dishwasher. Breakfast bar, tiled floor, part tiled walls, radiator, TV point and door to:

Utility: 8' 3" x 5' 11" (2.52m x 1.80m) Fitted base/eye level wall units with worktops over and inset stainless steel sink/drainage. Space/plumbing for washing machine, tiled floor, part tiled walls, radiator and door to side.

Study: 11' 11" x 7' 5" (3.64m x 2.27m) Radiator.

Cloakroom: 8' 0" x 2' 9" (2.45m x 0.84m) Low level flush w.c., wash hand basin with vanity unit beneath, radiator, part tiled walls and extractor fan.

Stairs to first floor and landing: Built in airing cupboard, radiator and doors off to:

Bedroom 1: 15' 8" x 12' 6" (4.77m x 3.81m)
Fitted wardrobes, bedside tables and dressing table. Radiator and opening into:

Dressing Room: 6' 9" x 5' 8" (2.05m x 1.73m)
Built in wardrobe and door to:

En Suite: 7' 7" x 5' 5" (2.31m x 1.66m) Suite comprising large walk in shower cubicle with electric shower, wash hand basin with vanity unit below and low level flush w.c. Tiled walls, wood effect flooring, heated towel rail and extractor fan.

Bedroom 2: 11' 11" x 10' 8" (3.64m x 3.25m)
Built in wardrobe and radiator.

Bedroom 3: 11' 11" x 9' 3" (3.64m x 2.81m) Built in wardrobe and radiator.

Bedroom 4: 12' 8" x 7' 1" (3.87m x 2.17m) max
Built in wardrobe and radiator.

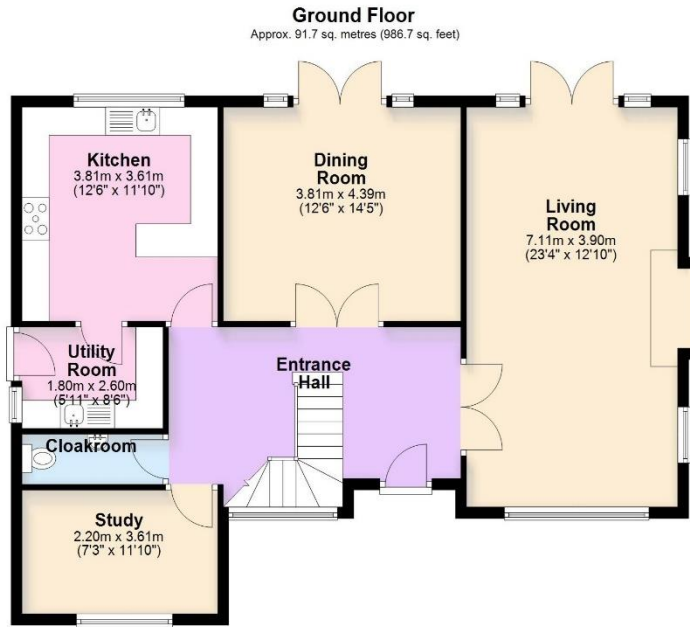
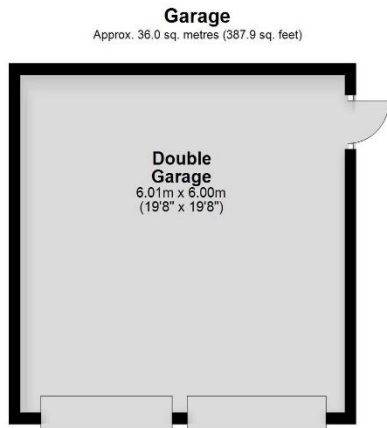
Bedroom 5: 12' 8" x 7' 1" (3.87m x 2.17m) max
Built in wardrobe and radiator.

Bathroom: 8' 9" x 7' 6" (2.66m x 2.28m) Suite comprising panel bath with shower over, wash hand basin with vanity unit below and low level flush w.c. Tiled walls, heated towel rail and extractor fan.

Detached Double Garage: 19' 8" x 19' 8" (6.00m x 6.00m) Two up/over doors to the driveway and a pedestrian door to the side.







Total area: approx. 220.0 sq. metres (2368.4 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.



Outside: The property is set within a superb plot extending to just over half an acre. This includes a large driveway at the front bordered by lawned gardens which include mature trees. A pedestrian access gate at the side provides access to the rear gardens which are both spacious and private. They include additional lawns, flowering beds, mature trees and raised vegetable beds at the side. There is also a glazed greenhouse, garden shed and large paved patio which adjoins the property itself.

EPC Rating: EPC Rating - Band 'D' (64).

Council Tax Band: Council Tax Band - 'G'.

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 left hand side. Turn left into Dovaston Court and the property will be found on the left.

<https://what3words.com/knots.garden.grasp>

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