

BOWEN

PROPERTY SINCE 1862



Offers in the region of £195,000

7 Willows Crescent, West Felton, Oswestry,
Shropshire, SY11 4JY

🏠 2 Bedrooms

🚿 1 Bathroom

7 Willows Crescent, West Felton, Oswestry, SY11 4JY



General Remarks

A spacious two bedroom semi-detached bungalow situated in a large corner plot in the popular village of West Felton. The property has recently been renovated to a high standard throughout to create a contemporary living space, easy to maintain gardens and ample off-road parking. The property has been redecorated and re-carpeted throughout with a newly fitted kitchen and bathroom suite. The property also benefits from uPVC double glazing and a newly installed oil fired central heating system throughout.

Location: The property is situated in an established residential area within the popular village of West Felton. The village itself has an excellent range of amenities including village shop/post office, public house and a renowned primary school. Easy access onto the A5/A483 provide direct links to the larger towns of Oswestry (4 miles) and Shrewsbury and the cities of Wrexham and Chester. The train station at Gobowen offers links to Birmingham and Manchester. The property is also within walking distance of open countryside which surrounds the village.

Accommodation

The property is constructed of brick under a pitched, tiled roof and is approached over a concrete pathway with uPVC entrance door and frosted glass side panel leading into a hallway, with meter cupboard, smoke alarm and radiator.

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

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: 12' 10" x 11' 2" (3.92m x 3.41m) With a radiator, TV and telephone points.

Kitchen: 9' 7" x 8' 3" (2.92m x 2.52m) Brand new fitted kitchen with matching base units and eye level wall cupboards, worktop over and tiled surround. Integrated fan assisted oven/grill, four ring induction hob with extractor hood over, integrated fridge and freezer, 1 1/2 bowl stainless steel sink and drainer with mixer tap over. Smoke alarm, radiator, door into:

Side Hallway: 10' 10" x 3' 5" (3.30m x 1.03m) With uPVC doors leading to the side and rear gardens, separate doorway into:

Utility Room: 10' 10" x 5' 9" (3.30m x 1.74m) With a newly installed Firebird oil fired boiler, space and plumbing for a washing machine and tumble dryer. Off the central hallway doors lead to:

Bedroom 1: 11' 10" x 10' 0" (3.61m x 3.05m) With a radiator and TV point.





Bedroom 2: 10' 0" x 7' 8" (3.06m x 2.33m) With a radiator.

Bathroom: 8' 4" x 6' 1" (2.54m x 1.86m) With a recently installed bathroom suite comprising of a panelled bath with power shower above, having twin head attachments and fully tiled surround, pedestal wash hand basin and low level flush WC. Chrome heated towel rail, extractor fan, fitted airing cupboard and access to the roof space.

Gardens: The property stands in a large corner plot with extensive gardens to the front, side and rear of the property. The front garden is mainly laid to lawn and enclosed by mature hedging, this leads onto a large side garden which is, again, laid to lawn with a gravelled area and flowering beds. The rear garden has been designed for ease of maintenance, with an Indian sandstone patio and the remainder of the garden laid to gravel.

Parking area: The property benefits from an off-road parking area which, as well as providing ample off-road parking, also houses the oil storage tank.

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

Council Tax: Council Tax Band 'A'

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury SY2 6ND. Tel: 0345 6789000.

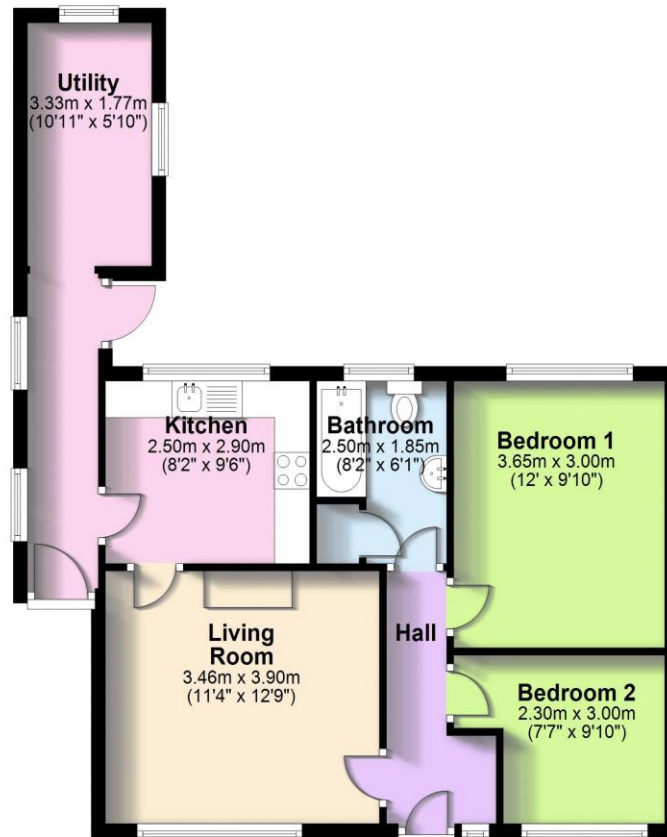
EPC: EPC Rating: 66 (D)

Directions: Take the A5 towards Shrewsbury before turning left at the Queens Head junction. Proceed for approximately 2 miles before entering into the village of West Felton. Proceed through the village, passing straight over the mini roundabout before turning right onto Fox Lane. Continue for 100 yards where the property will be found on the right on the junction with Willows Crescent, identified by the agent's For Sale board.



Ground Floor

Approx. 58.7 sq. metres (632.2 sq. feet)



Total area: approx. 58.7 sq. metres (632.2 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.

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