



Offers in the region of £375,000

 3 Bedrooms

 1 Bathroom

5 The Court, Fox Lane, West Felton,
Oswestry, Shropshire, SY11 4JU

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General Remarks

A generously sized three bedroom detached barn conversion situated in a small development of similar properties in this sought after location within the village of West Felton. The property provides well proportioned accommodation throughout, alongside ample off road parking provision and gardens to the side.

There is LPG fired central heating throughout and double glazing. Offering potential for purchasers to personalise the accommodation in line with their tastes and requirements, the property is a most individual addition to the sales market. Early inspection is highly recommended as the property is offered for sale with no onward chain.

Location: The property is situated in the enviable historic part of the village and close to the church. West Felton village is surrounded by picturesque countryside which is in easy walking distance of the property. The village has an excellent range of amenities including village shop, public house and a renowned primary school.



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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 expressively 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.

Easy access onto the A5/A483 provides direct commuting routes to the larger towns of Oswestry, Shrewsbury, Wrexham and the Cities of Chester, Manchester and the Wirral to the North, Telford and Birmingham to the South. The train station at Gobowen offers links to Birmingham and Manchester.

Accommodation

A covered entrance porch with glazed door leads into:

Hall: 10' 6" x 6' 2" (3.21m x 1.88m) Stairs to first floor landing, radiator, telephone point, thermostat and doors off to:

Cloakroom: 6' 2" x 4' 9" (1.88m x 1.44m) Low level flush w.c., pedestal wash hand basin, radiator and extractor fan.

Living Room: 15' 7" x 15' 10" (4.76m x 4.82m) max Fireplace with stone hearth, brick surround and oak mantle. Two radiators and TV point.

Dining Room: 15' 8" x 12' 0" (4.77m x 3.65m) Feature fireplace, radiator and glazed door to:

Kitchen/Breakfast Room: 19' 3" x 10' 11" (5.86m x 3.33m) Range of fitted base/eye level wall units with worktops over and inset ceramic sink/drainer. Space for cooker with extractor hood over. Integrated fridge, part tiled walls, radiator, vinyl flooring, part glazed door to outside and internal door to:

Utility: 10' 1" x 9' 0" (3.07m x 2.74m) Fitted wall units with worktops beneath. Space/plumbing for washing machine, tumble dryer and freezer. Radiator

and vinyl flooring. Cupboard housing Worcester gas fired boiler.

Stairs to first floor landing: Access to loft space, radiator and doors off to:

Bedroom 1: 16' 4" x 15' 1" (4.98m x 4.60m) Radiator and pedestal wash hand basin.

Bedroom 2: 16' 6" x 10' 0" (5.02m x 3.04m) Radiator and corner shower cubicle with electric shower.

Bedroom 3: 12' 7" x 11' 9" (3.84m x 3.57m) Airing cupboard housing hot water cylinder and slatted shelving. Radiator and pedestal wash hand basin.

Bathroom: 12' 8" x 6' 0" (3.85m x 1.83m) Suite comprising panel bath with electric shower over, pedestal wash hand basin and low level flush w.c. Radiator and extractor fan.

Outside: To the front of the property is a gravelled driveway bordered by flowering beds, mature shrubs, trees, a paved patio and ornamental pond at the centre of the Courtyard. The gardens are located to the side of the property and are mainly laid to lawn with flower beds, a summer house, mature shrubs and brick walls/timber fencing.

EPC Rating: Awaiting EPC assessment.

Council Tax Band: Council Tax Band - 'D'.

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









Services: We are informed that the property has mains electricity, water and drainage connections. The property is warmed by an LPG central heating system.

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. In the centre of the village turn right at

the Post Office onto The Avenue. Continue ahead proceeding over the by-pass following the road round to the left and then right onto Threadneedle Street. Turn left onto Fox Lane and 5 The Court will then be found on your left hand side.

<https://what3words.com/spades.tweaked.vegetable>

Agent's Note: Please note that in accordance with the Estate Agents Act we wish to notify prospective purchasers that the vendors are connected to a person at Bowen.

Get the most out of your property

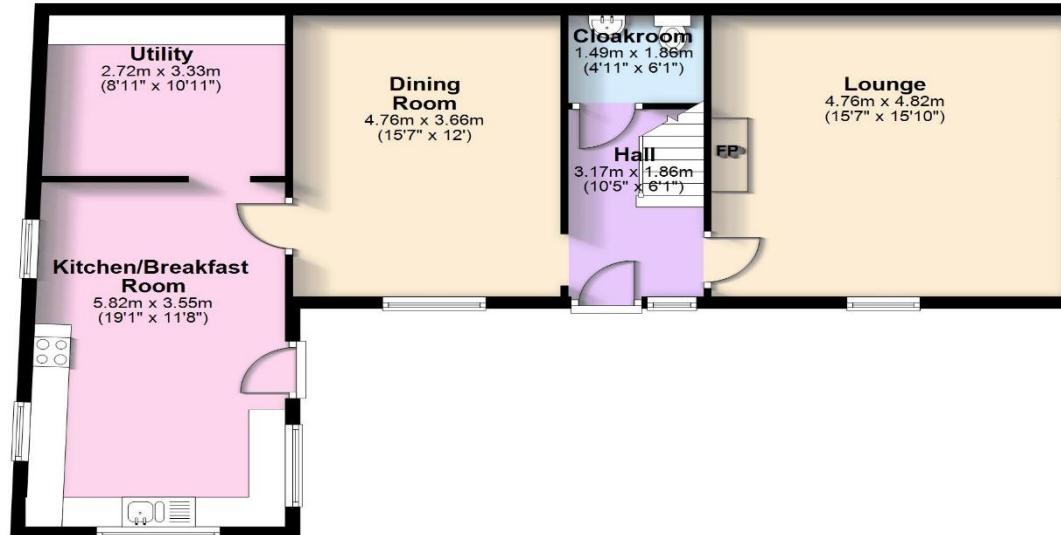
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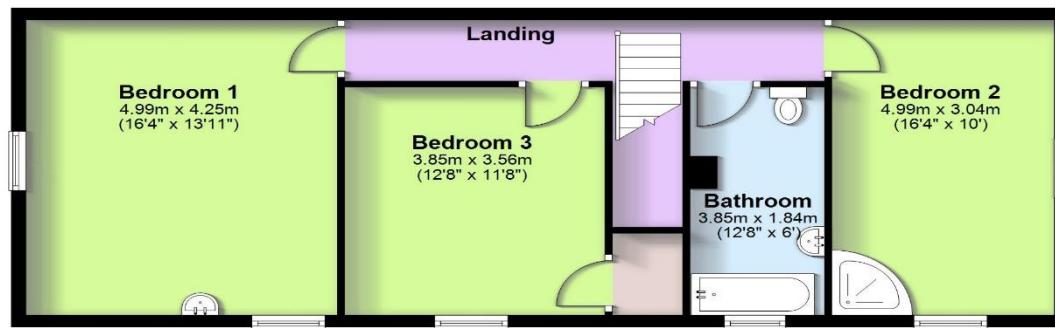
Ground Floor

Approx. 79.9 sq. metres (859.8 sq. feet)



First Floor

Approx. 70.1 sq. metres (754.3 sq. feet)



Total area: approx. 150.0 sq. metres (1614.1 sq. feet)

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

