



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

Bishops Close, West Felton, Oswestry, SY11 4LY

£250,000 Region

To view this property please call us on **01743 236 800** Ref: C7559/WM/KQ

An immaculately presented and improved, three bedroom semi-detached family home.

This spacious, immaculately presented and much improved three bedroom semi-detached family home provides well planned accommodation briefly comprising; entrance hall, living room, kitchen/dining room, utility, conservatory, three bedrooms and newly fitted shower room in May 2023.

There is a driveway as well as a garage. The garage has been partially converted to a utility at the rear, leaving the front for storage. The front garden is mainly laid to lawn with a shrub border to one side. The rear garden has been recently landscaped by way of extending the Indian stone patio, hence creating a further area to sit and enjoy the garden, while also having another slabbed area for the shed (not included).

The property benefits from new flooring and redecoration to all rooms (Except bedroom two, utility and conservatory). The conservatory roof has been replaced with a Icotherm solid warm roof in November 2020. The composite front door was installed in June 2021. Both still under warranty. The property benefits from oil fired central heating and double glazing.

The property is situated in a pleasant cul-de-sac in the desirable village of West Felton, which is just off the A5, giving easy access to Oswestry and Shrewsbury. Local amenities within the village of West Felton include; local shop, primary school, public house and village hall. Whilst also having frequent bus service to both Shrewsbury and Oswestry.



INSIDE THE PROPERTY

ENTRANCE HALL

LIVING ROOM

14'4" x 12'11" (4.38m x 3.94m)

Good sized room with bay window to the front

Radiator

TV aerial point and telephone/Wifi points

KITCHEN / DINING ROOM

10'7" x 16'2" (3.23m x 4.92m)

Range of matching wall and base units with breakfast bar

Double oven and hob with extractor hood

Integrated fridge/freezer, dishwasher and microwave

Understairs store cupboard

Door to utility

Patio doors to Conservatory

UTILITY

6'4" x 9'3" (1.93m x 2.83m)

Base and wall units with fitted sink

Window to the rear

Radiator

Space for washing machine and tumble dryer

Door to rear garden.

CONSERVATORY

8'10" x 16'2" (2.69m x 4.93m)

This room has had a replacement roof (Icotherm solid warm roof) in November 2020, featuring spotlights, sockets with USB charging and switch for external lighting of the rear garden.

STAIRCASE rising from entrance hall to FIRST FLOOR LANDING

BEDROOM 1

14'4" x 9'5" (4.38m x 2.87m)

Mirror door double wardrobe

Window to the front

Radiator

BEDROOM 2

10'6" x 9'5" (3.21m x 2.87m)

Single wardrobe

Window overlooking the rear garden

Radiator

BEDROOM 3

8'0" x 6'5" (2.45m x 1.95m)

Window to the front

Radiator

SHOWER ROOM

Newly fitted (in May 2023) with a modern white suite comprising;

Walk-in shower with hand held shower attachment

Wash hand basin inset to two drawer vanity unit,

Comfort height toilet (fitted in July 2024)

Wall mounted mirrored cabinet with demister and light.

Window to the rear

OUTSIDE THE PROPERTY

SINGLE GARAGE

The garage has been converted to provide utility space and storage.

The property is approached over a tarmacadam driveway providing parking and giving access to the garage, flanked by neatly kept lawn with well kept shrub beds.

Side gate giving access to the enclosed well maintained, landscaped REAR GARDEN which is laid to lawn with large paved patio areas with raised gravelled beds and borders. The g





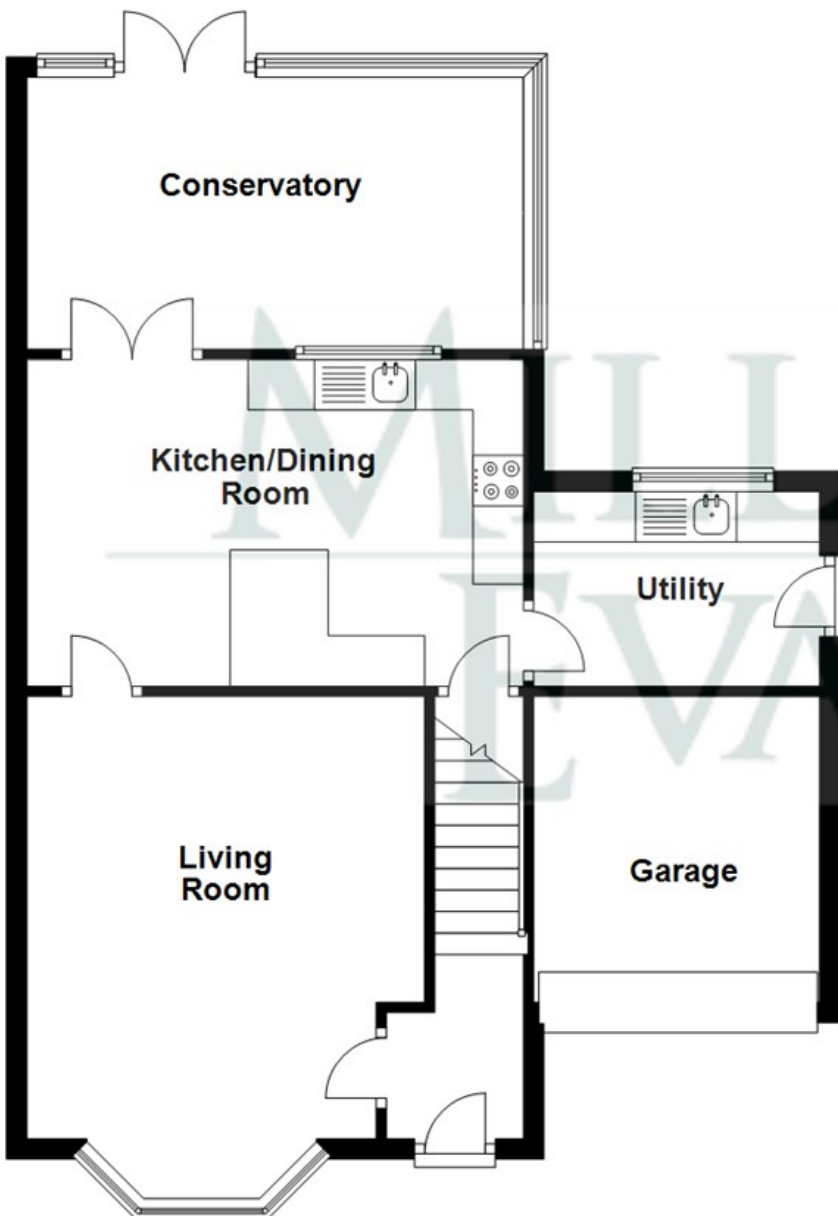




FLOOR PLANS ...

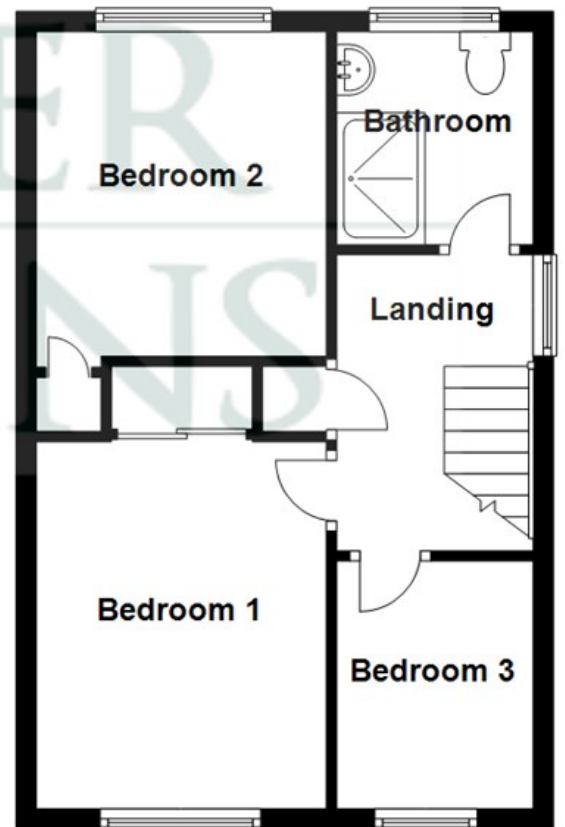
Ground Floor

Approx. 718.9 sq. feet



First Floor

Approx. 406.9 sq. feet



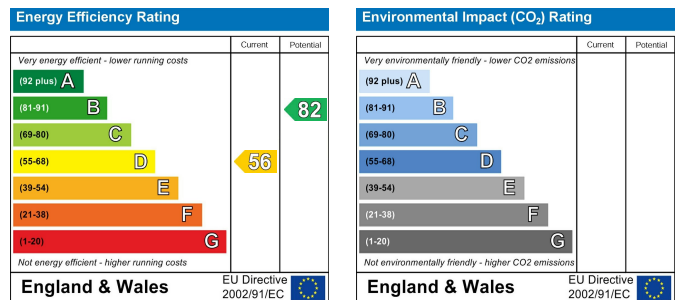
Total area: approx. 1125.8 sq. feet

Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the A5 towards Oswestry and turn right towards West Felton. Continue into the village passing The Punch Bowl Inn and turn right onto School Road. Turn left onto Orchard Drive and right onto Bishops Close, where the property will be found on the left hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage are connected. Oil fired central heating.

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND.
Tel: 0345 678 9000

Council Tax Band: B

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



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Lettings and Property Management

6 Claremont Hill, Shrewsbury SY1 1RD

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