



Roger  
Parry  
& Partners

93 Applewood Heights West Felton, Oswestry,  
SY11 4RA



**93 Applewood Heights West Felton, Oswestry, SY11 4RA  
Offers In The Region Of £186,282**

A well presented three bedroom property set in a cul de sac position in the sought after village of West Felton lying between Shrewsbury and Oswestry. The property has been well maintained and has a modern interior along with off road parking to the front and an enclosed rear garden. In brief the accommodation affords Entrance hall with storage cupboard, kitchen, living room, three bedrooms and bathroom.



**LOCATION**

The popular rural village of West Felton has a village shop, public house and village hall. There is also a pre-school, a primary school and church. The village is ideally located for access to both Oswestry and Shrewsbury offering road links to Wrexham, Welshpool and Chester. Both nearby Gobowen and Shrewsbury have rail links to Chester, Birmingham, London and North Wales.

**ENTRANCE**

Through uPVC front door the hallway has a staircase leading to the first floor, electric heater, under stairs storage cupboard, fitted cloak cupboard and doors to the kitchen and the lounge.

**KITCHEN**

7'4 x 8'9 (2.24m x 2.67m)

Modern fitted kitchen with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer below double glazed window looking out to the front. Integral oven and electric hob, and void for further appliances. Tiled flooring, part tiled walls and ceiling light.

**LIVING ROOM**

13'5 x 15'8 (4.09m x 4.78m)

Light and airy room with double doors opening out onto the rear patio area and double glazed window overlooking the garden. Ceiling light, ceiling heater and radiator.

**FIRST FLOOR**

Window to the side, built in airing cupboard, loft hatch radiator and ceiling light. Doors off too;

**BEDROOM ONE**

9'10 x 9'6 (3.00m x 2.90m)

Double room with window to the front, fitted wardrobe, and ceiling light.

**BEDROOM TWO**

7'3 x 9'1 (2.21m x 2.77m)

With window to the rear overlooking the garden, and ceiling light.

**BEDROOM THREE**

5'11 x 6'2 (1.80m x 1.88m)

Window to the rear overlooking the garden and open fields, and ceiling light.

**BATHROOM**

7'1 x 5'5 (2.16m x 1.65m)

Modern suite comprising panelled bath with shower over, low level WC and wash hand basin. Extractor fan and spot lighting.

**EXTERNAL****FRONT**

To the front of the property there is a small patio area, and driveway offering parking enclosed with gated access. Pedestrian gate to one side with pathway leading to the rear.

**REAR**

Lovely garden with a variety of raised beds and plants, patio entertainment area and lawn. Fence to boundaries.

**Agent Note****TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that mains electric, water and drainage services are connected. Heating is electric storage heaters. We understand the Broadband Download Speed is: Standard 11 Mbps & Ultrafast 10000 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

**COUNCIL TAX BANDING**

We understand the council tax band is A- Shropshire. We would recommend this is confirmed during pre-contact enquiries.

**SURVEYS**

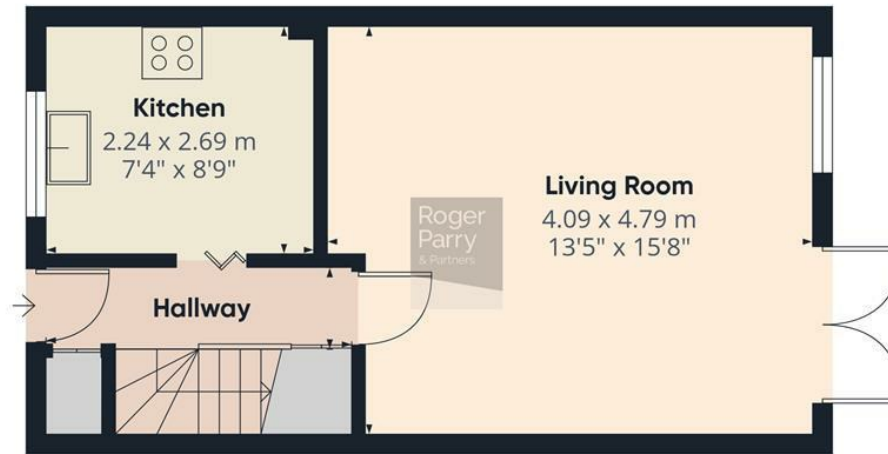
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

**REFERRAL SERVICES:** Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

**MONEY LAUNDERING REGULATIONS:** When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

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### Floor Plan (not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area<sup>(1)</sup>  
56.8 m<sup>2</sup>  
613 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Local Authority:** Shropshire

**Council Tax Band:** A

**EPC Rating:** D

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

## Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU

[oswestry@rogerparry.net](mailto:oswestry@rogerparry.net)

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.