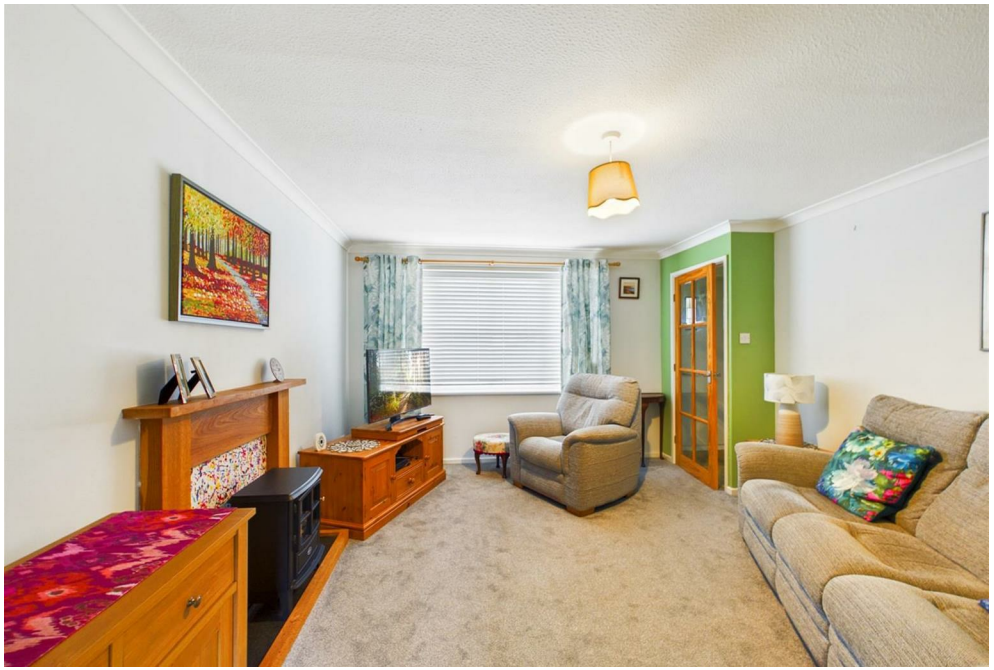
Roger Parry & Partners

12 Orchard Drive, West Felton, Oswestry, SY11 4LX



12 Orchard Drive, West Felton, Oswestry, SY11 4LX
Offers In The Region Of £245,000

A well presented three bedroom semi detached house situated in a cul-de-sac within the popular village of West Felton. In brief the accommodation affords entrance, living room, kitchen/diner, three bedrooms and bathroom. Externally there is a detached single garage, two driveways and front and rear gardens.

LOCATION
The property occupies an enviable and sought after position in the heart of this popular village perfect for commuters, with ease of access to the A5/M54 motorway network. West Felton itself boasts a primary school, post office/general store, church and restaurant/public house and is a short drive away from the busy market Town of Oswestry and nearby Railway Station at Gobowen with links to Shrewsbury, Chester and London.

ENTRANCE
4 x 6'4 (1.22m x 1.93m)
Through PVC front door, wood effect flooring, ceiling light, storage heater and stairs to first floor. Door into;

LIVING ROOM
12'3 x 14'4 (3.73m x 4.37m)
Light and airy room with window to the front, feature fireplace with surround, ceiling light and electric storage heater.

KITCHEN/DINER
15'3 x 9'5 (4.65m x 2.87m)
The kitchen is fitted with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer below a window overlooking the garden. Integrated oven with electric hob and extractor hood over, and void for further appliances. Built in storage cupboard, ceiling light and part tiled walls.

The dining area has a window and door opening onto the rear patio area, ceiling light and electric storage heater.

FIRST FLOOR LANDING
6'5 x 8'5 (1.96m x 2.57m)
Loft hatch, built in storage cupboard, window to the side, and ceiling light. Doors off to;

BEDROOM ONE
8'8 x 11'11 (2.64m x 3.63m)
Double room with window to the front, built in wardrobe, ceiling light and electric storage heater.

BEDROOM TWO
8'7 x 9'9 (2.62m x 2.97m)
Double room with window to the rear, built in cupboard, ceiling light and electric storage heater.

BEDROOM THREE
6'7 x 9 (2.01m x 2.74m)
Single room with window to the front, ceiling light and electric storage heater.

BATHROOM
6'5 x 5'4 (1.96m x 1.63m)
White suite comprising panelled bath with shower over, low level WC and wash hand basin. Window to the rear, part tiled walls and tiled flooring.

EXTERNAL

GARAGE
17'3 x 9 (5.26m x 2.74m)
Single detached garage with up and over door.

DRIVEWAY
There is a drive way to the front of the property along with a further driveway for parking to the rear along with the garage.

GARDENS
There is a lawn garden to the front, and rear enclosed garden mainly laid to lawn with patio area and flower borders.

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. Electric heating. We understand the Broadband Download Speed is: Standard 15 Mbps & Ultrafast 330 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 B - Shropshire. We would recommend this is confirmed during pre-contact enquires.

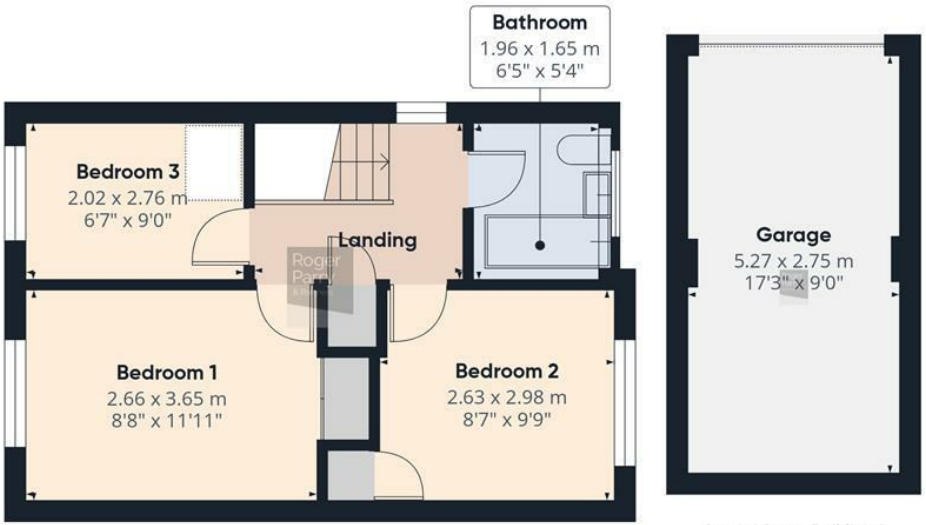
SURVEYS
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

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.

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

Ground floor Building 1



Ground floor Building 2

Floor 1 Building 1

Approximate total area(1)

80.1 m²

862 ft²

(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: B
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.

Directions:

WHAT3WORDS: ///collide.worms.stack

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

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 t o 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 s hould 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 b een 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.