



59 Applewood Heights, West Felton, Oswestry, SY11 4RA

A deceptively spacious, well presented and much improved family house offering extensive accommodation briefly comprising: entrance hall, downstairs cloakroom, sitting room, kitchen/dining room, study, utility room. Upstairs there is a master bedroom with en-suite shower room, three further bedrooms and family bathroom.

The property has the added benefit of oil fired central heating, UPVC double glazing, off road parking for two to three cars and recently landscaped gardens to the rear.

EARLY INSPECTION IS RECOMMENDED

Offers in the region of £209,500

To view this property call 01743 343 343

Welsh Bridge, Frankwell, Shrewsbury SY3 8LG

Phone 01743 343343

Associated Offices at

Roger Parry
& Partners

Minsterley
01743 791336
mail@rogerparry.net

Oswestry
01691 655334
oswestry@rogerparry.net

Welshpool
01938 554499
welshpool@rogerparry.net



ACCOMMODATION COMPRISING: (All measurements are approximate)

Recessed entrance porch to wood effect UPVC double glazed front door with leaded glazed inserts and full length opaque glass double glazed side screen to one side to:

GOOD SIZE ENTRANCE HALL 19' x 5'9 max (5.79m x 1.75m max)

With radiator, central light point, telephone point, power point, central heating thermostat, door to useful understairs storage cupboard, staircase leading to first floor. From entrance hall, door to:

DOWNSTAIRS CLOACKROOM

Contemporary white suite comprising low level flush WC, vanity wash hand basin with storage cupboard under, half tiled to wash basin and WC areas, ceramic tiled flooring, central light point, extractor fan. From entrance hall, door to:

SITTING ROOM 17'2 into bay x 11'7 (5.23m into bay x 3.53m)

With central light point, radiator, power and lighting points, TV aerial socket, wood effect UPVC double glazed bay window to the front overlooking the green. From entrance hall door to:

STUDY 9'6 x 7'7 (2.90m x 2.31m)

With radiator, power and lighting points, UPVC wood effect double glazed window to the front. From study door to:

UTILITY ROOM 7'9 x 6'3 (2.36m x 1.91m)

Fitted with range of Shaker style units comprising stainless steel single drainer sink unit set into wood effect laminate work surface with base unit under, space and plumbing set for washing machine, range of eye level cupboards, further full length double broom cupboard, ceramic tiled flooring, power and lighting points, oil fired boiler set to one corner supplying domestic hot water and central heating with central heating timing control, wood effect UPVC panel and glazed service door to the side. From reception hall, door to:

KITCHEN/DINING ROOM 17'9 x 10' (5.41m x 3.05m)

KITCHEN

Fitted with cottage style kitchen units comprising large ceramic sink with chrome mixer taps flanked to either side by wooden work surfaces extending to further peninsula work surface with range of cupboards and drawers under, tiled splash above, built-in dishwasher, built-in electric ceramic hob with extractor hob above, built-in double oven set to housing with storage cupboards and drawers above and below, eye level cupboard to one corner, recess suitable for upright fridge/freezer, ceramic tiled flooring, range of point lights, UPVC wood effect double glazed window to the rear overlooking gardens with tiled sill, UPVC panelled and glazed service door to the side.

DINING AREA:

with radiator, ceramic tiled flooring, central light point, power points, TV ariel socket, doors to built-in storage cupboard, UPVC wood effect double glazed double French doors leading to rear gardens.

From entrance hall, stairs with handrail leading to LANDING with access to roof space (partly boarded), power point, built-in linen cupboard with cylinder, range of shelving, UPVC wood effect double glazed window to the side, landing gives access to accommodation comprising:

MASTER BEDROOM (front) 11'2 x 11' (3.40m x 3.35m)

With radiator, power and lighting points, UPVC double glazed window to the front overlooking the green, door to:

EN-SUITE SHOWER ROOM

Fitted with contemporary white suite comprising corner shower cubicle with glazed sliding doors, vanity wash hand basin with storage drawers under and splash above, low level flush WC, half tiled to wall sections, wall mounted chrome electric heated towel, range of spot lights, extractor fan, tiled sill to UPVC double glazed wood effect opaque glass window to the side.

BEDROOM TWO (rear) 10' X 9'9 (3.05m X 2.97m)

With radiator, power and lighting points, built-in mirror fronted double wardrobe with hanging rail and top shelf, TV aerial socket, UPVC wood effect double glazed window to the rear overlooking rear gardens.

BEDROOM THREE (rear) 8' x 7' (2.44m x 2.13m)

With radiator, power and lighting points, TV aerial socket, UPVC wood effect double glazed window to the rear.

BEDROOM FOUR (front) 7'11 x 6'5 (2.41m x 1.96m)

With radiator, power and lighting points, TV aerial socket, UPVC wood effect double glazed window overlooking the green.

BATHROOM

Fitted with contemporary white suite comprising panelled bath with fitted shower and glazed side screen, vanity wash hand basin with pull out drawers under, low level flush WC, fully tiled to bath area, half tiled to remaining walls, stone effect laminate flooring, chrome heated towel rail, range of recess spot lights, extractor fan.

OUTSIDE FRONT

The property is approached over double width tarmac driveway giving off road parking, outside light, front gardens laid to lawns and are enclosed by mature hedging, paved pathway extends down the right hand side of the property leading around to the rear through wooden gate.

OUTSIDE REAR

From kitchen side door out onto good size paved sun patio with outside light, double French doors from dining room lead out onto wooden decking area with landscaped gardens beyond, central lawned area with intersecting paved pathways, two further patio areas set to either side with flower and shrub borders, two timber and felt recently fitted garden sheds, oil storage tank set to one corner, further outside security light, outside water tap, gardens are enclosed by a variety of wooden fencing.

EPC Rating: E

For a full copy of the Energy Performance Certificate (EPC) please contact Agents.

Directions

From Shrewsbury take the A5 towards Oswestry. Continue along the Nesscliffe bypass and on towards Oswestry. Turn right signposted West Felton. On entering the village take the first turning left onto Fox Lane, follow the lane down to the end veering to the left which leads into Applewood Heights and number 59 is situated towards the end of the cul-de-sac on the left hand side indicated by a For Sale sign.



Thinking of selling or letting your property? Contact us now to arrange your free, no obligation market valuation.

01743 343343 • 01743 791336 • 01938 554499 • 01691 655334

VIEWING: Strictly by appointment with the Agents.

Visit our website www.rogerparry.net or email us on shrewsbury@rogerparry.net

Important notice to all prospective purchasers - Property Misrepresentations Act 1991
Any central heating, electrical, plumbing installation or other appliances mentioned in these details have not been tested. Pre-contract surveys are advised prior to exchange of contracts. All measurements are approximate.

Whilst Roger Parry & Partners endeavour to provide prospective clients with accurate yet informative sales particulars, descriptions of many features of any given property are of a subjective and personal nature. We advise prospective purchasers to contact us to discuss the property's suitability prior to viewing, particularly if travelling a distance to view.

Roger Parry & Partners for themselves, and the vendor of this property whose agents they are, give notice that these particulars do not constitute in any part an offer or contract. All statements herein are made without responsibility on the part of Roger Parry & Partners, or the vendor, and must not be relied upon as a statement or representative of fact. Any intending purchaser must satisfy himself by inspection, or otherwise, as to the correctness of each of the statements contained in these particulars.





