

FOR SALE

23 Applewood Heights, West Felton, Shropshire, SY11 4RA



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Chain Free £169,950

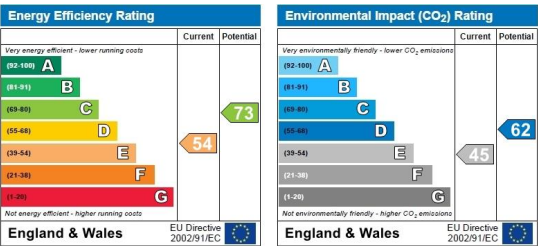
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West Felton, Shropshire, SY11 4RA

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



Halls 1845

01691 670 320

Oswestry office:

Queens Courtyard, Oswald Road, Oswestry, SY11 1RB
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onTheMarket.com

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Oswestry (4.5 miles) Shrewsbury (14 miles) Wrexham (18 miles)
All distances approximate



2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



- Three Bedroom Home
- Gardens and Garage
- Village Location
- Popular Quiet Area
- Electric Heating
- UPVC double glazing

LOCATION

West Felton is a popular residential village situated some 4 miles from the market town of Oswestry. The village enjoys shop, post office, primary school, public house, church and village hall all of which go to serve the villages day to day needs.

The A5 trunk road is less than ¼ mile away and gives easy access to The Midlands and the centres of employment such as Shrewsbury and Telford and to the North West, Wrexham and Chester.

Oswestry enjoys a good range of shopping and leisure facilities and includes a good number of additional schools both private and state run.

DIRECTIONS

Take the A5 road towards Shrewsbury, turning left towards West Felton, just past Oswestry Golf Club. Continue into the village of West Felton over the mini roundabout then turn right into Fox Lane, bear left into Applewood Heights, where the property will be viewed to the left hand side.

COVERED ENTRANCE PORCH

With UPVC and obscure glazed door leading into:

RECEPTION HALL

With staircase leading to First Floor Landing, storage heater, door leading into:

LOUNGE

12'6" x 14'6" (3.817m x 4.425m)
With UPVC double glazed window to front elevation overlooking front garden, storage heater, fireplace housing a coal effect electric fire on a slate hearth, door through to:

KITCHEN / DINING ROOM

15'7" x 9'8" (4.735m x 2.938m)
Offering a comprehensive range of fitted base and wall units providing a good amount of cupboard storage and drawer space with worktops over, complimentary tiled splashbacks, stainless steel sink unit with mixer tap over, space for washing machine, electric cooker with extractor fan, UPVC double glazed window to rear elevation overlooking rear garden, useful larder cupboard providing further cupboard storage and shelving space.

The Dining Area provides space for breakfast table, storage heater, UPVC sliding patio doors leading into Conservatory.

CONSERVATORY

7'10" x 5'11" (2.397m x 1.806m)
With UPVC double glazed elevations and UPVC double glazed doors leading out to garden, polycarbonate roof.

UTILITY ROOM

6'11" x 9'10" (2.123m x 2.994m)
With UPVC and obscure double glazed door to side elevation leading out to rear garden, useful cupboards providing storage space, UPVC double glazed window to rear elevation overlooking rear garden, oil filled radiator being provided, entrance hatch to attic area.

CLOAKROOM

Affording a two piece suite with wash hand basin and high flush WC, obscure UPVC double glazed window to rear elevation.

FIRST FLOOR LANDING

With UPVC double glazed window to side elevation, entrance hatch to attic area, airing cupboard housing hot water tank and with useful linen shelving, fitted storage heater.

BEDROOM ONE

8'11" x 12'3" (2.724m x 3.735m)
With UPVC double glazed window to front elevation overlooking front garden, wall heater, recessed double wardrobe with mirror glazed sliding doors providing a good amount of hanging and storage space.

BEDROOM TWO

9'11" x 8'11" (3.029m x 2.716m)
With UPVC double glazed window to rear elevation overlooking rear garden, wall heater, recessed wardrobe providing a good amount of hanging and storage space.

BEDROOM THREE

6'6" x 9'4" (1.968m x 2.845m)
With UPVC double glazed window to front elevation overlooking front garden, wall heater, over stairs cupboard providing useful storage space.

SHOWER ROOM

Affording a three piece suite in white with pedestal wash hand basin, dual and low flush WC and fully tiled shower unit housing a MX Inspiration electric shower with glazed screen, light point, obscure UPVC double glazed window to rear elevation, fitted Creda storage heater, vinyl flooring in a timber effect.

FRONT GARDEN

Via the road level, a tarmacadam drive provides access to the garage. The front garden is mainly laid to lawn for ease of maintenance with plants, shrubs and bushes.

GARAGE

8'3" x 16'2" (2.524m x 4.929m)
With up and over door to front elevation, power and light points.

REAR GARDEN

The rear garden is well worthy of mention being fully enclosed by larch lap fencing and mainly laid to lawn for ease of maintenance. There is a paved patio area leading directly out from the conservatory. There is a timber garden shed providing useful storage space and a timber pergola providing an ideal area for alfresco dining.

LOCAL COUNCIL

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

VIEWING

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670320.

HOW TO MAKE AN OFFER

If you are interested in buying this property, you have to view. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist further. We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples; Passport/Photographic Driving Licence and a recent Utility Bill.

TENURE

We understand from the vendor(s) that the property is Freehold, confirmation of this should be sought by the prospective purchasers solicitor.