

# Town & Country

Estate & Letting Agents



**1 Orchard Drive, West Felton, SY11 4LX**

**Offers In The Region Of £265,000**

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this well maintained three bedroom family home set in a popular area in the sought after village of West Felton. The property has Upvc double glazing, oil fired central heating, off road parking and a single garage along with a good sized enclosed rear garden. West Felton has all local facilities along with good road links connecting larger towns and cities.

### Directions

From our office proceed up Willow Street and turn left onto Welsh Walls. Continue along, round the bend until reaching the junction. Turn left and at the traffic lights proceed straight ahead. Follow the road until reaching the junction with Salop Road. Turn right and continue along until reaching the roundabout at Mile End. Take the second exit towards Shrewsbury. Continue along taking the turning for Queens Head and then proceed into the village of West Felton. On entering the village take the first left and then left again into Orchard Drive. The property will be found on the left hand side.

### Accommodation Comprises

#### Hallway

Having a part glazed door to the front, stairs leading to the first floor, radiator, dado rail and a door leading through to the lounge.

#### Lounge 13'2" x 12'11" (4.02m x 3.95m)



A good sized room having a square bay window to the front, radiator, wood flooring, coved ceiling and an archway leading through to the dining room.

#### Dining Room 8'11" x 8'2" (2.74m x 2.51m)



Having wood flooring, radiator, coved ceiling and patio doors leading out to the rear garden. A door leads through to the kitchen.

#### Kitchen 9'0" x 7'10" (2.75m x 2.39m)



The kitchen is fitted with a good range of base and wall units in oak with contrasting work tops over, stainless steels ink with a mixer tap over, Bosch electric double oven, ceramic hob, integrated extractor fan, splashback, part tiled walls, tiled flooring, Hotpoint integrated washing machine, Hotpoint integrated dishwasher, radiator, space for a fridge/ freezer, a window to the rear overlooking the rear garden and a part glazed door to the side.

#### Additional Photo



### First Floor Landing

Having a window to the side, radiator, loft hatch, dado rail, airing cupboard with hot water tank and doors leading to the bedrooms and bathroom.

### Bedroom One 9'9" x 9'6" (2.99m x 2.90m)



Having a window to the rear overlooking the garden, radiator and fitted mirror fronted wardrobes.

### Bedroom Two 10'5" x 9'1" (3.18m x 2.77m)



With a window to the front and a radiator.

### Bedroom Three 7'7" x 7'0" (2.33m x 2.15m)



With a window to the front, radiator and a built in cupboard.

### Family Bathroom

Fitted with a P shaped bath with a curved shower screen and Mira shower over, part tiled walls, wash hand basin, low level w.c., radiator, window to the rear, extractor fan and vinyl flooring.

### Front Gardens

To the front of the property there is a double width driveway with lawned gardens and gates side access. A covered porchway leads to the front door.

### Rear Gardens



The good sized rear garden is a great feature of the property with a patio off the rear with lawns beyond and shrubbed borders. The garden is enclosed by fence panelling making it ideal for children and pets. There is an outside tap and storage area at the side.

### Additional Photo

## Additional Photo



## Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Hours Of Business

Our office is open:  
Monday to Friday: 9.00am to 5.30pm  
Saturday: 9.00am to 4.00pm

## Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

## Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band C.

## To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

## To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

## Town and Country Services

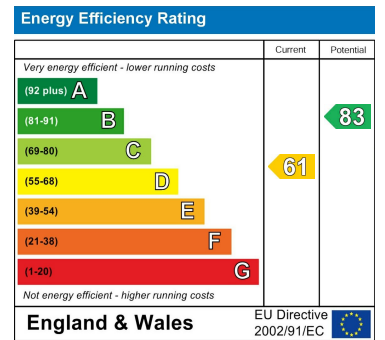
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk