



8 Willows Crescent, West Felton, Oswestry, Shropshire, SY11 4JY

www.hbshrop.co.uk



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All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

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Offers In The Region Of £175,000

Viewing: strictly by appointment through the agent

Occupying a pleasing cul-de-sac position, this is a well proportioned and deceptively spacious two bedroom semi detached bungalow. The property is situated within this popular and favoured village location of West Felton. The village has good local amenities which include: village shop, post office, public house and renowned primary school. Easy access onto the A5 provides direct routes to the market town of Oswestry and medieval town centre of Shrewsbury. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Entrance hallway, lounge, kitchen, side entrance, laundry room, two bedrooms, wet room, front and good size rear enclosed gardens, brick paved driveway, electric heating, UPVC double glazing, cul-de-sac position, favoured village location. Viewing is recommended.

The accommodation in greater detail comprises:

UPVC double glazed entrance door with UPVC double glazed window to side gives access to:

Hallway

Having wood effect flooring, wall mounted electric heater.

Door from hallway gives access to:

Lounge/diner

12'11 x 11'5

Having UPVC double glazed window to front, wood effect flooring, wall mounted electric heater, coving to ceiling.

From lounge access is then given to:

Kitchen

9'7 x 8'4

Having eye level and base units with built-in cupboards and drawers, fitted worktops with inset stainless steel sink and mixer tap over, UPVC double glazed window to rear, tiled floor, space for appliances.

Wooden framed door from kitchen gives access to:

Side entrance

10'11 x 3'6

Having wheelchair friendly, UPVC double glazed doors giving access to front and rear of property, vinyl wood effect floor covering.

Doorway from side entrance gives access to:

Laundry room

10'7 x 5'8

Having UPVC double glazed window to front and rear, fitted worktop with space below for washing machine, vinyl tiled effect floor covering.

From entrance hallway doors then give access to: Two bedrooms and wet room.

Bedroom one

11'11 x 10'0

Having UPVC double glazed window to rear, wall mounted electric heater, wood effect flooring, coving to ceiling.

Bedroom two

8'7 excluding recess x 7'7

Having UPVC double glazed window to front, wall mounted electric heater.

Wet room

Having wall mounted electric shower, low flush WC, pedestal wash hand basin, linen store cupboard, UPVC double glazed window to rear, wall mounted extractor fan, wall mounted pull cord electric heater, strip light with built-in shaver point, non-slip floor covering.

Outside

To the front of the property there is a lawn garden partially surrounded by hedging. To the side of this there is a brick paved driveway.

Rear gardens

To the rear of the property there is a good size rear garden having paved patio area, lawn garden, timber garden shed. The rear gardens are enclosed by fencing and mature hedging.

Services

Mains water, electricity, drainage are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND A

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency

sector to address the issue of transparency of fees. Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

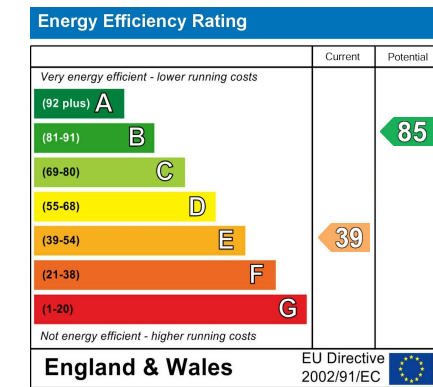
Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

DIRECTIONS

From the A5 (travelling from Shrewsbury) take a right which is sign posted for West Felton. Continue for approximately 1/2 a mile or so and turn left on to Fox Close. Then take the first right on to Willows Crescent.



FLOORPLANS

