Roger Parry & Partners

17 Alma Close, West Felton, Oswestry, SY11 4QF

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Offers In The Region Of £385,000

A well designed four bedroom detached family home offering a peaceful cul-de-sac location within the village of West Felton. In brief the accommodation affords entrance hall, living room, dining room, sunroom, kitchen, utility and cloakroom. To the first floor are four bedrooms, one being ensuite and family bathroom. Externally there are front and rear gardens, garage and parking area.

Carole & Frank
Diamond Wedding Anniversary
20th Feb 1965 -2020

LOCATION
The popular rural village of West Felton has a village shop, public house and village hall. There is also a pre-school, a primary school and church. The village is ideally located for access to both Oswestry and Shrewsbury offering road links to Wrexham, Welshpool and Chester. Both nearby Gobowen and Shrewsbury have rail links to Chester, Birmingham, London and North Wales.

ENTRANCE
Through uPVC front door, stairs to first floor, ceiling light and door into;

LIVING ROOM
13'3 x 15'10 (4.04m x 4.83m)
Light and airy room with uPVC bay window to the front, feature fireplace with inset electric fire, under stairs storage cupboard, ceiling light and radiator. Opening into;

DINING ROOM
7'9 x 9'10 (2.36m x 3.00m)
With wood effect flooring, ceiling light and radiator. UPVC double doors into;

SUN ROOM
10'10 x 11'2 (3.30m x 3.40m)
Beautiful room capturing the gardens and fields beyond with uPVC windows and double doors opening onto the patio area.

KITCHEN/BREAKFAST ROOM
11'9 x 9 (3.58m x 2.74m)
Modern fitted kitchen with a range of wall and base units with worksurfaces over, inset sink with mixer tap and drainer below a uPVC window overlooking the garden. Integral oven and grill along with an integrated dishwasher, wine cooler and hob with extractor fan over. Part tiled walls, tiled flooring, ceiling light and radiator. Door into;

LAUNDRY ROOM
5'2 x 5'3 (1.57m x 1.60m)
Continuation of fitted cupboards with void for appliances, uPVC rear door, ceiling light and door into;

CLOAKROOM
5'5 x 3'5 (1.65m x 1.04m)
Modern suite with low level WC and wash hand basin. UPVC window to the side, ceiling light and radiator.

FIRST FLOOR

BEDROOM ONE
13'3 x 10'11 (4.04m x 3.33m)
Double room with uPVC window to the front, built in wardrobes and storage cupboard, ceiling light and radiator. Door into;

ENSUITE
5'11 x 4'10 (1.80m x 1.47m)
Modern suite with walk-in shower cubicle, WC and wash hand basin. UPVC window to the front, tiles to walls and floor, ceiling light and heated towel rail.

BEDROOM TWO
9 x 12'7 (2.74m x 3.84m)
Double room with uPVC window to the front, built in wardrobes, ceiling light and radiator.

BEDROOM THREE
9'4 x 9'4 (2.84m x 2.84m)
Double room with uPVC window to the rear, built in wardrobes, ceiling light and radiator.

BEDROOM FOUR
8'10 x 11'8 (2.69m x 3.56m)
Currently being used as a crafts room with uPVC window to the rear, ceiling light and radiator.

BATHROOM
6'9 x 5'10 (2.06m x 1.78m)
Modern suite with walk-in shower cubicle, vanity unit with was hand basin and WC. Tiles to floors and walls, uPVC window to the rear and heated towel rail.

EXTERNAL

GARAGE & DRIVEWAY
8'8 x 17'3 (2.64m x 5.26m)
Single garage with up and over door to the front, power and lighting. There is a driveway for parking to the front.

GARDENS
To the front of the property is a lawn area with pathway leading to the front and side. The rear garden is enclosed by fencing with a variety of tress and plants offering privacy and an open aspect to the side overlooking the fields. There is a patio area perfect for alfresco dining along with further seating areas to take in the peaceful setting.

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. Oil central heating. We understand the Broadband Download Speed is: Standard 11 Mbps & Ultrafast 10000 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

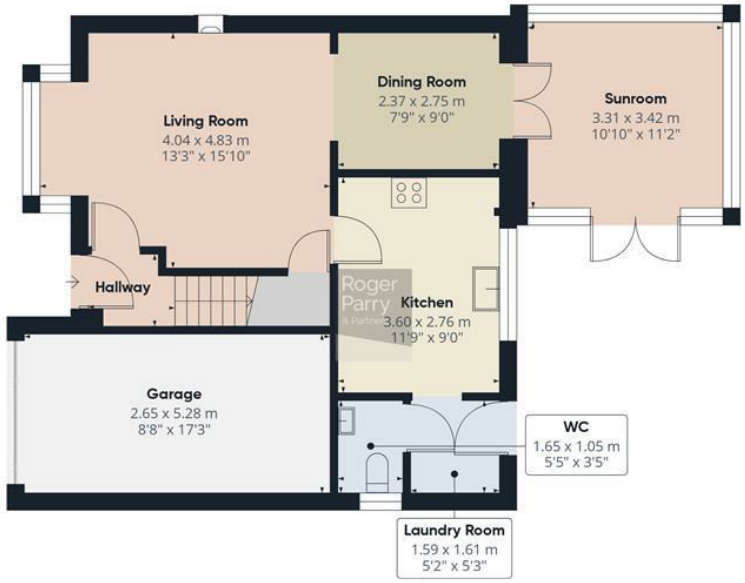
COUNCIL TAX BANDING
We understand the council tax band is D. We would recommend this is confirmed during pre-contact enquires.

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

Floor 1

Approximate total area(1)

122.6 m²

1320 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: D
EPC Rating: C
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.

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

Roger Parry & Partners

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.