





**5 The Maltings, West Felton, SY11 4EL  
Offers In The Region Of £410,000**

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

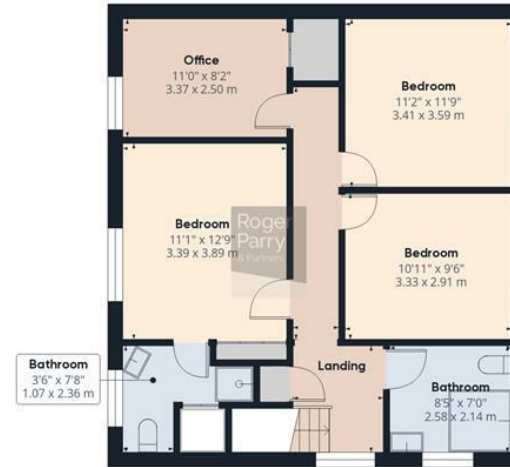




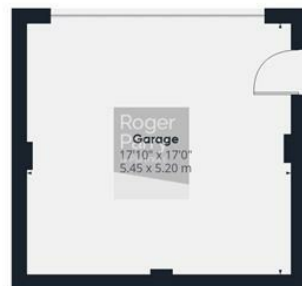
## Floor Plan (not to scale - for identification purposes only)



Ground floor Building 1



Floor 1 Building 1



Ground floor Building 2



**Approximate total area<sup>(1)</sup>**

1887.68 ft<sup>2</sup>

175.37 m<sup>2</sup>

**Reduced headroom**

1.58 ft<sup>2</sup>

0.15 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**

**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.

**SUMMARY**

Roger Parry and Partners are pleased to offer for sale this four bedroom detached family home, set within a small cul-de-sac in the popular village of West Felton. The property offers spacious accommodation to include entrance hall with cloakroom, living room, dining room, sun room, kitchen and utility. To the first floor are four bedrooms, one being ensuite and family bathroom. Externally there are front and rear gardens, detached garage and driveway. The Maltings is set within the heart of the village of West Felton, having beautiful countryside walks on the door step, the Montgomery Canal can be accessed at Queens head just a short distance away and good road access for commuting onto the A5.

**ENTRANCE PORCH**

3'2" x 7'10" (0.97 x 2.39)

Through uPVC door with window to the sides, exposed brick walls, tiled floor and wood and glazed door into the hallway.

**HALLWAY**

17'4" x 7'0" (5.3 x 2.14)

With stairs rising to the first floor, under stairs storage cupboard, ceiling light, radiator and doors off to accommodation.

**WC**

6'11" x 2'6" (2.13 x 0.78)

Low level WC and wash hand basin. Ceiling light and window to the side.

**LIVING ROOM**

14'8" x 21'7" (4.48 x 6.59)

Light and airy room with two windows to the front elevation, feature fire place with tiled hearth, radiator, ceiling light and door into;

**DINING ROOM**

10'11" x 8'9" (3.34 x 2.67)

With sliding doors into the conservatory and door into the kitchen. Ceiling light and radiator.

**CONSERVATORY**

11'2" x 9'3" (3.41 x 2.82)

Brick built with uPVC windows surround and polycarbonate roof. Double doors opening onto the garden, tiled flooring and ceiling fan with light.

**KITCHEN**

11'1" x 12'2" (3.39 x 3.72)

Fitted with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer. Integrated appliances to include oven and grill, electric hob with extractor hood over. Void for fridge/freezer and dishwasher. Window to the rear overlooking the garden, tiled flooring, part tiled walls and ceiling light.

**UTILITY ROOM**

7'9" x 7'0" (2.38 x 2.14)

Base unit with work surface over and inset sink. Floor combination boiler, and void for washing machine. Continuation of tiled flooring, window to the rear and door to the side. Ceiling light, radiator and door into the hallway.

**LANDING**

5'10" x 6'11" & 16'10 x 3'1 (1.78m x 2.11m & 5.13m x 0.94m)

With built in storage cupboard, window to the side, ceiling light and doors off to;

**BEDROOM ONE**

11'1" x 12'9" (3.39 x 3.89)

Double room with built in wardrobe, window to the front, ceiling light and radiator. Door into;

**ENSUITE**

3'6" x 7'8" (1.07 x 2.36)

Enclosed shower cubicle, low level WC and vanity unit with wash hand basin. Built in storage cupboard, window to the front, ceiling light, part tiled walls and radiator.

**BEDROOM TWO**

11'2" x 11'9" (3.41 x 3.59)

Double room with window to the rear overlooking the garden, ceiling light and radiator.

**BEDROOM THREE**

10'11" x 9'6" (3.33 x 2.91)

Double room with window to the rear, ceiling light and radiator.

**BEDROOM FOUR**

11'0" x 8'2" (3.37 x 2.50)

With window to the front, radiator and ceiling light.

**BATHROOM**

8'5" x 7'0" (2.58 x 2.14)

Suite comprising corner bath with shower attachment, vanity unit with wash hand basin and low level WC. Part tiled walls, window to the side, ceiling light and radiator.

**EXTERNAL****GARAGE**

17'10" x 17'0" (5.45 x 5.20)

With electric up and over door to the driveway and pedestrian door to the side. Power and lighting.

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**GARDENS**

To the front of the property there is a wall and gate to boundary. Lawn garden with pathway leading to the front and side for access.

The rear garden is mainly laid to lawn with raised flower beds and an array of flowers and shrubs. There is a concrete pathway along one side leading to the parking area and detached garage.

**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. We understand the Broadband Download Speed is: Standard 13 Mbps & Superfast 212 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 E. We would recommend this is confirmed during pre-contract enquiries.

**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.



**Local Authority:** Shropshire

**Council Tax Band:** E

**EPC Rating:** D

**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.

#### **Directions:**

Proceed out of Oswestry on Salop road, continue until reaching the mile end round about taking the first exit, onto the new roundabout, where you will then take the second exit heading towards Shrewsbury. Follow the A5 and Turn left at B5009 to West Felton continue through the village and over the mini roundabout, the malting is a short distance after on the right hand side. Turn into the cul-de-sac and turn right up the long drive way. Number five is straight ahead.

### **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



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 to 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 should 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 been 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.