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Willows Crescent, West Felton, SY11 4JY

**Offers Around
£155,000**



Property Description

This is a great opportunity to buy an attractive semi-detached bungalow occupying a cul-de-sac position in this popular village which is ideal for access to Oswestry and the West side of Shrewsbury, including the hospital.

The bungalow is approached into a hall, the lounge is a good size room and has open access into the kitchen, there is a side passageway with doors to the front and rear and into a spacious utility, there are two bedrooms and the wet room has been recently refitted with a walk in shower.

The property has a block paved drive flanked by a front garden, the rear garden is attractive but a manageable size with paved patio, lawn and flower borders.

Accommodation

ENTRANCE HALL

LOUNGE 4m x 3.4m (13'1" x 11'1")

KITCHEN 2.9m x 2.6m (9'6" x 8'6")

UTILITY ROOM 3.4m x 1.8m (11'1" x 5'10")

BEDROOM ONE 3.7m x 3.1m (12'1" x 10'2")

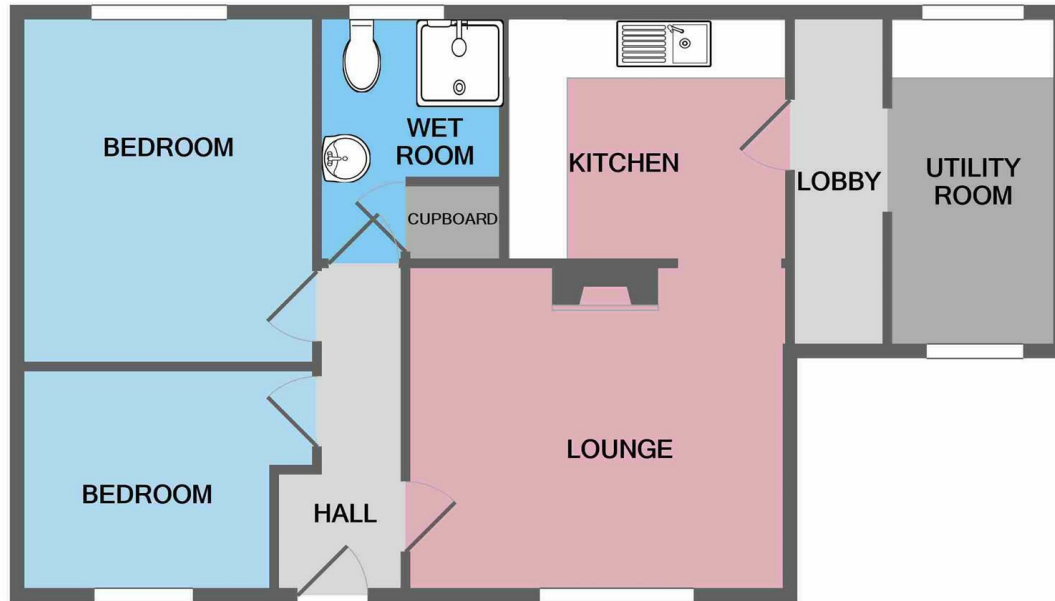
BEDROOM TWO 2.6m x 2.4m (8'6" x 7'10")

REFIITED WET ROOM

Tenure: Freehold



Floor Plan: Willows Crescent, West Felton, SY11 4JY



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. *Maximum measurements are taken at the largest point of the room. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fitting or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we make our sales details accurate and reliable, DB Roberts & Partners does not give, nor does any officer or employee have authority to give any warranty, as to the accuracy of any statement, written verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.

