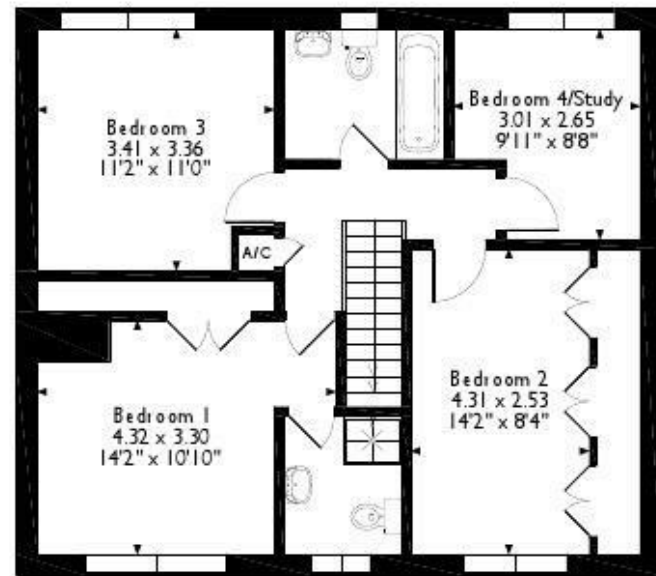
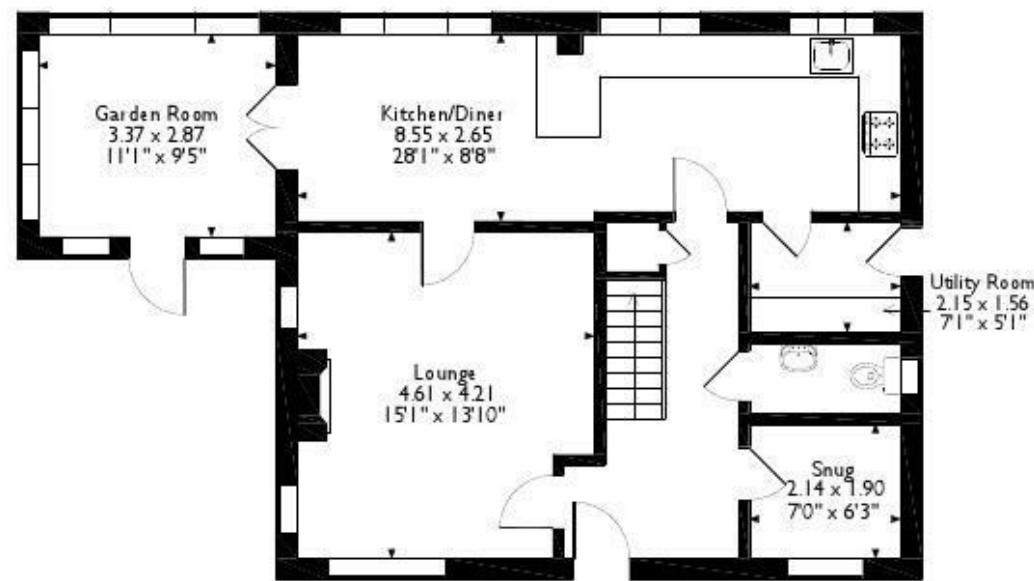


1 Ralphs Drive, West Felton, Oswestry, Shropshire



First Floor



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floor plan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating	
Current	Potential
82	92
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (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
86	96
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	



1 Ralphs Drive, West Felton, Oswestry, SY11 4QH
Offers in the region of £325,000

WOODHEADS are pleased to bring to the sales market this immaculately presented 4 DOUBLE BEDROOM DETACHED HOUSE which has many additions and upgrades. The property has TWO RECEPTIONS, an OAK GARDEN ROOM, DOUBLE GARAGE as well as a cloakroom, utility room, en suite to the master and family bathroom. Internal viewing is essential to appreciate all that this property has to offer.

We sell houses, We win awards, because We care

12 Leg Street, Oswestry, Shropshire SY11 2NL T: 01691 680044 F: 01691 662999
 E: sales@woodheadsalesandlettings.com www.woodheadsalesandlettings.com

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DIRECTIONS

From our office in Leg Street take the B4579 along Beatrice Street and turn right onto the B4580 towards Whittington. At the roundabout take the third exit onto the A5. Follow the A5 and take the first exit at the second roundabout, signposted Shrewsbury. Turn left at B5009 to West Felton continue through the village and over the mini roundabout and turning left into Ralphs Drive the property will be found immediately on the left hand side.

LOCATION

Located in the heart of the idyllic, established village of West Felton, close to the A5, Tedsmore Grange is ideally placed for commuting to Telford, Shrewsbury, Wrexham and Chester. The picturesque village boasts a shop with post office, highly rated primary school with secondary schools nearby and pub/ restaurant.

Oswestry is a popular market town on the Welsh border with a lively café culture and an interesting mix of both independent and traditional shops and supermarkets and a regular weekly market. Easy access to the A5 and A483 provides direct links to Shrewsbury, Chester and beyond and the train station at nearby Gobowen provides regular rail services to Chester, Liverpool, Birmingham and London. The area is renowned for its excellent state and private schools including Oswestry School, Moreton Hall Girls School, Adcote School for Girls, Ellesmere College and Packwood Haugh.

ENTRANCE PORCH

Outside light and front door leading into:

ENTRANCE HALL

Staircase to the first floor with a useful storage cupboard under, coving, radiator, BT WIFI connection and telephone point.

STUDY/SNUG

2.13m x 1.91m (7' x 6'03")

Radiator, coving, telephone and television point and a uPVC double glazed window to the front aspect.

CLOAKROOM

White suite comprising low level WC, vanity wash hand basin with mixer tap, cupboard below and tiled splash back, radiator, coving, tiled floor, extractor fan and uPVC double glazed window to the side aspect.

LIVING ROOM

4.19m x 4.57m (13'09" x 15')

Radiator, coving, television points, fireplace with inset dual fuel burner, tiled hearth and wooden mantle and being dual aspect with uPVC double glazed windows to the front aspect and two to the side aspect overlooking the gardens.



KITCHEN/DINING ROOM

2.49m x 8.53m (8'02" x 28')

KITCHEN AREA

Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, white ceramic one and a half bowl sink with mixer tap, a range of integrated appliances to include: Neff

double oven with induction hob, glass splash back and extractor hood over, larder fridge and a second fridge and a dishwasher. Radiator, coving, inset ceiling lights, television point and opening to:



DINING AREA

Having a breakfast bar, radiator, coving, wood effect flooring and being dual aspect with uPVC double glazed window to the side aspect and French doors to the oak garden room.

UTILITY ROOM

1.52m x 2.13m (5' x 7')

Fitted with a tall storage cupboard, work surface with eye level cupboards over, plumbing and space for washing machine, further appliance space, floor standing Worcester oil fired central heating boiler, radiator, wood effect flooring, coving, extractor fan and door to the side aspect.

OAK GARDEN ROOM

3.18m x 2.44m (10'05" x 8')

With a brick plinth and double glazed and oak exposed beams this is a real feature of the property and enjoys views over the landscaped gardens. Two Velux windows and a double glazed door to the patio and gardens.



FIRST FLOOR LANDING

Hatch to loft with a ladder, coving and an airing cupboard with tank and slatted shelving.

MASTER BEDROOM

3.35m x 3.28m (11' x 10'09")

Plus door recess. Measurement excludes built in double wardrobe. Radiator, coving, television point and uPVC double glazed window to the front aspect. Door to:



EN SUITE SHOWER ROOM

White suite comprising low level WC, vanity wash hand basin with mixer tap and drawers below, fully tiled shower cubicle with twin heads, heated towel rail, inset ceiling lights, coving, extractor fan, half tiled walls, Karndean flooring and uPVC double glazed window to the front aspect.

BEDROOM TWO

4.27m x 2.51m (14' x 8'03")

Measurement excludes a range of built in wardrobes and drawers to one wall. There is a range of built in drawers and dressing table to the opposite wall. Radiator, coving and uPVC double glazed window to the front aspect.

BEDROOM THREE

3.35m x 3.35m (11' x 11')

Radiator, coving and uPVC double glazed window to the rear aspect.

BEDROOM FOUR

2.59m x 3.00m (8'06" x 9'10")

Currently used as a study and fitted with a range of built in furniture including a desk, cupboards, shelving and drawers. Radiator, coving and uPVC double glazed window to the rear aspect.



FAMILY BATHROOM

White suite comprising panelled bath with mixer tap and shower attachment, vanity unit with concealed cistern WC and wash hand basin with mixer tap and cupboards under, half tiled walls, heated towel rail, coving, inset ceiling lights, extractor fan, Karndean flooring and uPVC double glazed window to the rear aspect.

OUTSIDE

FRONT

Laid to lawn with a path to the front door. Path leading around the side of the property to the rear and a gate and path to the side gardens.

REAR/SIDE

To the rear of the property there is a gravel area with a path to the

driveway and an outside tap.

To the side of the property the gardens have been professionally designed and landscaped and now offer an attractive garden with a patio entertainment area, shaped lawn with flower and shrub beds, water feature and a rockery with shrubs and plants and gravel for ease of maintenance. Further paved area with a wooden garden shed and the oil tank. Outside socket and a path to either side of the garage.

DOUBLE GARAGE

5.41m x 5.49m (17'09" x 18')

Twin electric up and over doors, power and light, pitched roof and door to the side.

AGENTS NOTE

The current owner have had the following additions/upgrades:

- * Kitchen appliances were upgraded to Neff - oven, induction hob and dishwasher
- * Kitchen worktops were upgraded as was the white ceramic sink
- * The utility room had wall cupboards fitted
- * The bathroom, en suite and cloakroom had vanity unit fitted and the bathroom and en suite had Karndean flooring fitted
- * Bedroom two had fitted wardrobe and drawer units added
- * Bedroom four had fitted furniture added
- * An oak garden room was added
- * The internal doors were upgraded to oak veneer
- * Window blinds were added
- * The loft had raised boarding fitted with shelving and a loft ladder
- * The side garden was professionally designed and planted. Garden shed added. Extra paving and water feature added. Outside sockets and tap added
- * Electric garage doors added
- * Alarm system installed

CLAUSES

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FIXTURES AND FITTINGS

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

HOURS OF BUSINESS

Monday - Friday 9.30am - 5.00pm
Saturday 9.00am - 1.00pm
Sunday Closed.

LOCAL AUTHORITY/ PLANNING

Woodhead Oswestry Sales & Lettings Ltd have not checked rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions concerning this property or the surrounding area.

PARTICULARS

These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute or form any part of any contract. All measurements, areas and distances are approximate and floor plans and photographs are for guidance purposes only. Woodhead Sales and Lettings has no authority to make or give any representation or warranty whatsoever in relation to the property. If you are travelling some distance contact the office if you require any further information or clarification.

SERVICES

We have been informed by the seller that the property benefits from mains water: mains drainage: oil central heating. We have not tested any services, therefore no warranty can be given or implied as to their working order.

TENURE

It is believed that this property is Freehold but we are unable to verify this as we have no access to the documentation. If you proceed with the purchase of this property this will need to be verified by your solicitor/conveyance.

VIEWINGS

By appointment through the selling agents. Woodhead Oswestry Sales & Lettings Ltd, 12 Leg Street, Oswestry, Shropshire, SY11 2NL. Tel: (01691) 680044.