

9 Ledwith Drive West Felton SY11 4FH



4 Bedroom House - Detached
Offers In Excess Of £400,000

The features

- BEAUTIFUL DOUBLE FRONTED FAMILY HOME
- VERSATILE HOME OFFICE/ STUDY ROOM
- CLOAKROOM, UTILITY ROOM AND FAMILY BATHROOM
- THREE FURTHER GOOD SIZED BEDROOMS
- ENCLOSED REAR GARDEN- VIEWINGS ESSENTIAL
- GENEROUS LOUNGE WITH MULTI FUEL BURNER
- IMPRESSIVE OPEN PLAN KITCHEN/ DINING ROOM
- PRINCIPAL BEDROOM WITH ENSUITE SHOWER ROOM
- GARAGE AND DRIVEWAY WITH OFF ROAD PARKING
- ENERGY PERFORMANCE RATING ' '



*** IMPRESSIVE DOUBLE FRONTED 4 BEDROOM HOME ***

An excellent opportunity to purchase this beautifully presented 4 bedroom detached home - perfect for today's modern lifestyle of a growing family and those who love to entertain. Recently constructed and finished to a high standard of specification.

The property occupies an enviable and sought after position on the edge of the new development which is set in the heart of this popular village which is perfect for commuters with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall with Cloakroom, Study, Lounge with multi fuel burner, impressive Kitchen/Dining Room with range of appliances, Utility Room, Principal Bedroom with en suite, 3 further Bedrooms and family Bathroom.

The property has the benefit of central heating, driveway and garage with off road parking for multiple vehicles, enclosed rear garden.

Viewing essential.

Property details

LOCATION

The property occupies an enviable and sought after position in the heart of this popular village perfect for commuters, with ease of access to the A5/M54 motorway network. West Felton itself boasts a primary school, post office/general store, church and restaurant/public house and is a short drive away from the busy market Town of Oswestry and nearby Railway Station at Gobowen with links to Shrewsbury, Chester and London.

RECEPTION HALLWAY

Covered entrance leading into the Reception Hallway with staircase leading to the First Floor Landing. Tiled flooring and doors leading off,

LOUNGE

A well lit room with windows to the side aspect and window to the front aspect. Feature fireplace housing cast iron multi fuel burner set on tiled hearth. Radiator

IMPRESSIVE KITCHEN/ DINING ROOM

Fitted with a range of base level units comprising of cupboards and drawers with work surface over. One and a half bowl undermount sink set into base unit. Two integrated oven/ grills set at eye level, inset four ring hob with splashback and extractor hood over. Integrated fridge, freezer and dishwasher with matching fascia panels, tiled flooring, Space for American style fridge/ freezer. Further range of matching wall mounted units, two windows to the rear aspect.

DINING AREA- Providing ample space for family dining seating, French doors leading out to the Rear Garden, tiled flooring and radiator. Door leading into,

UTILITY ROOM

Fitted with base level cupboards with work surface over. Single drainer sink set into base level unit, space and amenities beneath work surface for washing machine. Boiler, and further range of wall mounted units. Door leading out to the driveway.

STUDY

With window to the front aspect. Radiator.

CLOAKROOM

With WC and wash hand basin with complimentary tiled splashback. Window to the side aspect, tiled flooring and radiator.

FIRST FLOOR LANDING

From the Reception Hallway staircase leads to the First Floor Landing with a door opening to the airing cupboard housing the immersion tank, access to the loft space and doors leading off,

PRINCIPAL BEDROOM

With window to the front aspect, double fitted wardrobe, radiator and door leading into,

ENSUITE

Suite comprising of shower cubicle with waterfall head over, WC and wash hand basin. Partially tiled walls and tiled flooring. Heated towel rail, window to the front aspect.

BEDROOM 2

With window to the front aspect. Radiator.

BEDROOM 3

With window to the rear aspect, Radiator

BEDROOM 4

With window to the rear aspect. Radiator.

FAMILY BATHROOM

Suite comprising of panelled bath with shower screen and shower head over, WC and wash hand basin, Window to the rear aspect. Heated towel rail, partially tiled walls and tiled flooring.

GARAGE

With an electric up and over door, side access. Power and lighting.

OUTSIDE

To the front of the property there is pathway leading to covered entrance. Driveway to the front and side of the property providing off road parking for multiple vehicles. Lawned area and fencing to the front and access to the Rear Garden.

A perfect space for a growing family with good sized area laid with lawn, paved patio area perfect for those who love to entertain, or dine alfresco. Oil tank and gravelled area surrounding the lawn, enclosed with fencing.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold . We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains water, sewage and electric are connected, and there is an oil tank. The property benefits from photovoltaic solar panels with feed-in tariff set up. The property has the remainder of the LABC warranty left. There is a management charge for the upkeep of the grassed area and children's play area on the development.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band D- again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.





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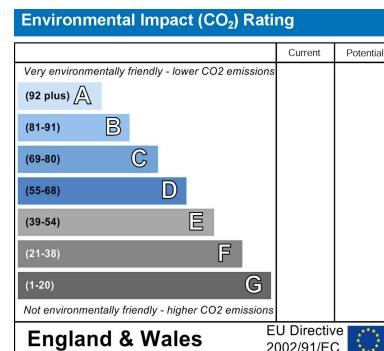
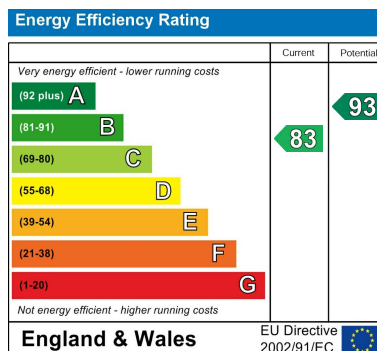
Oswestry office

16 Church Street, Oswestry,
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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic



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