

SHROPSHIRE

— ESTATE AGENTS —

WELCH

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LANDBAY PARTNERS LIMITED



£340,000

Meadow View

West Felton | Oswestry | SY11 4EH

3 BED DETACHED HOUSE

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Sought-after village location in West Felton

Spacious Detached Family Home
With Huge Potential

Oswestry 4 miles | Shrewsbury 13 miles



Approximate Internal
Area: 121.7 sq.m



3 Bedroom



1 Bathroom + 2 WCs



Garage & Driveway



Scope to Personalise

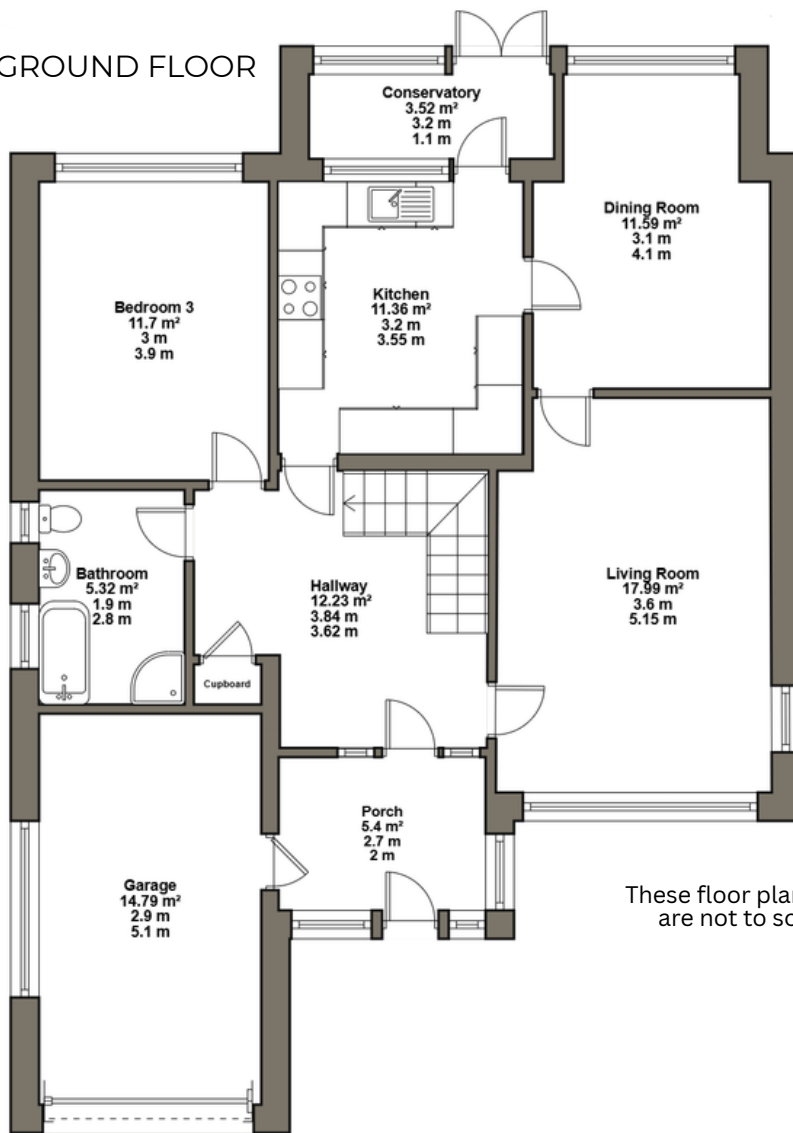


Countryside Views

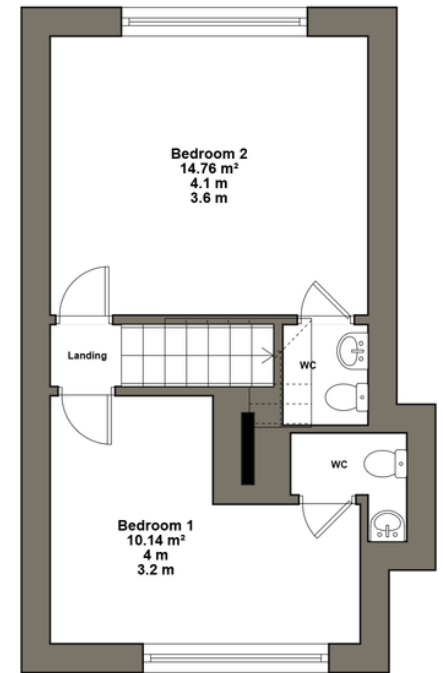


- Spacious detached home with excellent potential
- Three generous double bedrooms
- 15m (50ft) south-west facing garden with open field views
- Large driveway plus garage
- Bright living space filled with natural light
- Peaceful village location

GROUND FLOOR



FIRST FLOOR



These floor plans are for illustrative purposes only and are not to scale. Measurements are approximate.

LOCATION & ACCESS

Situated in the desirable village of West Felton, the property enjoys a peaceful setting with attractive open countryside to the rear, creating a wonderful sense of space and privacy. Everyday amenities including a village shop with Post Office, primary school and traditional pub are available within the village itself, while a wider range of shopping, leisure facilities and services can be found in nearby Oswestry and Shrewsbury. Excellent road links via the A5 provide convenient regional connectivity, and rail services are available from nearby Gobowen.

What3Words location: [///historic.aquatic.undertone](https://www.what3words.com/#!/address////historic.aquatic.undertone)

PROPERTY & GROUNDS

This spacious detached home offers well-proportioned and versatile accommodation arranged over two floors, presenting an exciting opportunity for modernisation and personalisation. The layout includes a generous living room, separate dining room, spacious kitchen, three double bedrooms - two with individual WC facilities - and a well-appointed family bathroom. Approached via a substantial driveway and access to a garage, the property is complemented by neatly maintained front gardens with established hedging. To the rear, a south-west facing lawned garden enjoys mature hedge borders, a patio seating area and delightful open views across adjoining fields, offering a peaceful and picturesque backdrop.



Fixtures & Fittings: Only items listed are included.

Agent's Note: Probate has been granted and the property is available for immediate sale.

Tenure: Freehold (to be verified by solicitors).

Services: Mains electric, gas, water and sewerage. Gas central heating. Not tested.

Local Authority: Shropshire Council, Shrewsbury.

Council Tax: Band D.

EPC: D (61)

These particulars are intended as a guide only and are not intended to form part of any contract. All measurements, descriptions, photographs and services are approximate. Buyers should satisfy themselves as to their accuracy.

Viewings: Contact Shropshire Estate Agents for viewings enquiries on 01743 294800

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