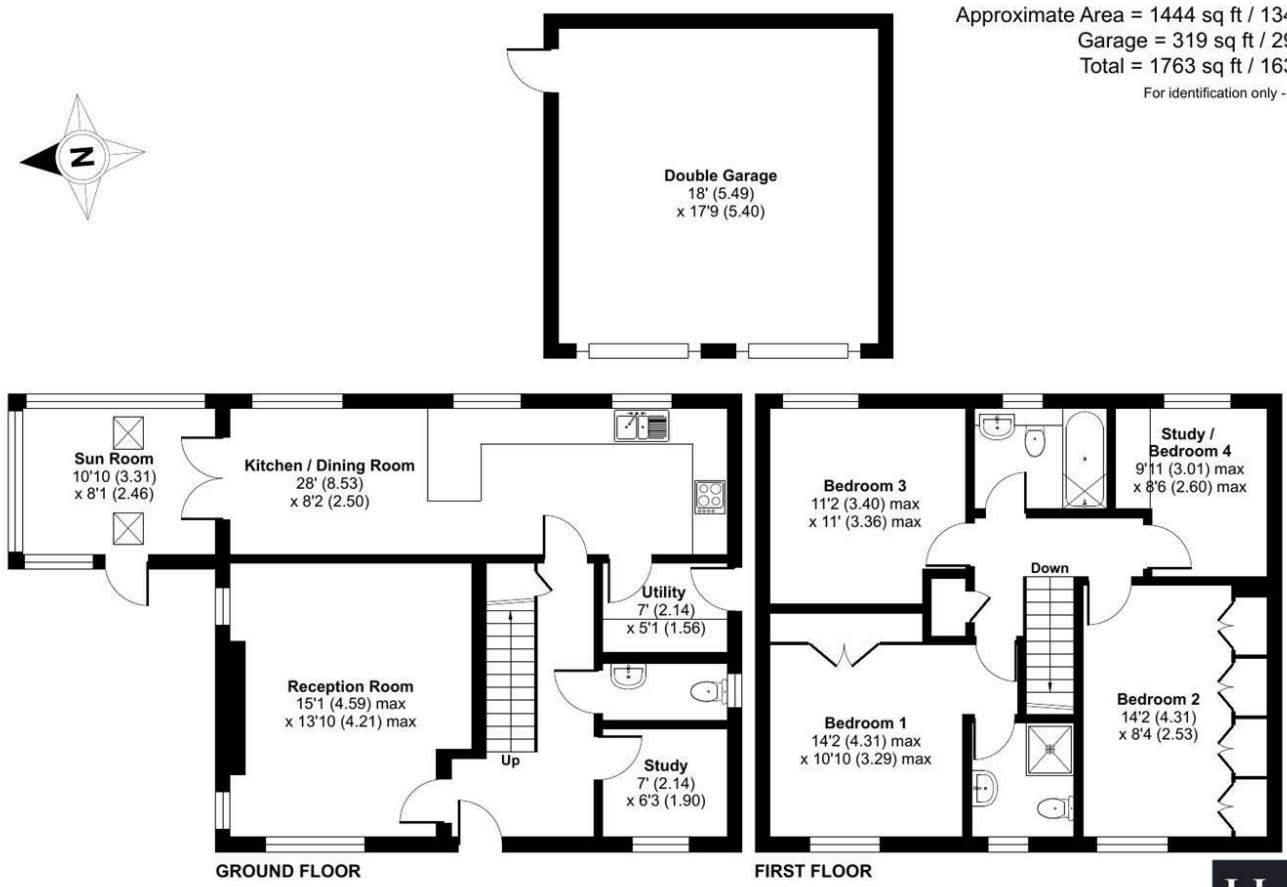


FOR SALE

1 Ralphs Drive, West Felton, Oswestry, SY11 4QH

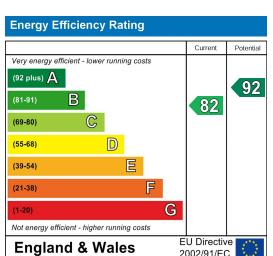


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1357296

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670320

Oswestry Sales
20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry@hallsgb.com

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FOR SALE

Offers in the region of £425,000

1 Ralphs Drive, West Felton, Oswestry, SY11 4QH

A beautifully presented four-bedroom detached on a corner plot in sought-after West Felton, close to the village shop/post office and popular primary school. The 28' open-plan kitchen/dining room with breakfast bar and integrated appliances opens to a year-round sun room that catches the morning sun; there's also a cosy lounge with log burner, study, utility and WC. Upstairs are four good bedrooms (principal en-suite; one currently a dressing room). Outside features landscaped lawned gardens with two patios, plus driveway and detached double garage. Excellent A5 access for Oswestry and Shrewsbury.



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2 Reception
Room/s

4 Bedroom/s

2 Bath/Shower
Room/s

- **Modern 4-bed detached home; beautifully presented throughout**
- **28ft open-plan kitchen/dining with breakfast bar & integrated appliances**
- **Sun room usable all year, enjoying an easterly/morning aspect**
- **Comfortable lounge with log burner**
- **Detached double garage & driveway parking**
- **Sought-after West Felton village—walk to the popular primary school and local amenities (shop/post office, pub); quick A5 access**

DESCRIPTION

Set on a corner position, 1 Ralphs Drive is an immaculate four-bedroom detached home offering balanced family space, a superb open-plan kitchen/dining room with breakfast bar and built-in appliances, a cosy lounge with log burner, and a versatile year-round sun room that enjoys the morning sun—perfect for that first coffee of the day. Upstairs are four well-proportioned bedrooms (principal with en-suite; one currently used as a dressing room) and a smart family bathroom.

Outside

Enjoying a neat, private setting, the rear garden is mainly laid to lawn with well-established, professionally landscaped borders providing year-round colour and structure. Immediately off the sun room is a paved patio terrace—ideal for morning coffee and summer dining—together with a further seating area to the side for afternoon/evening unwinding. A gravelled courtyard beside the house offers an additional spot for a table and chairs.

There is gated side access leading to both the front garden and the detached double garage, which has a pedestrian door from the garden for everyday convenience. Paths link the seating areas, garage and house, while mature hedging and planting create a pleasant sense of privacy and low-maintenance outdoor living.

DIRECTIONS

From the Halls office in Oswestry, proceed out of town on the A5 towards Shrewsbury. After approximately 3 miles, take the left-hand turning signposted for West Felton. Continue into the village and take the left turn into Ralphs Drive, where the property will be found on the left-hand side, identified by a Halls for Sale board.

W3W

SCHOOLING

The village itself is home to West Felton CofE Primary School, a friendly and community-focused school catering for younger children.

For secondary education, pupils typically fall within the catchment for The Marches School in Oswestry, a large and well-regarded comprehensive with a strong academic and extracurricular offering. Independent schools such as Oswestry School and Moreton Hall provide further choice, while additional options can be found in Ellesmere and Shrewsbury, covering both state and private sectors.

SITUATION

The property occupies a pleasant position within the popular village of West Felton. The village itself is well sought after and offers a thriving community, together with a number of amenities, including primary school, pub and shop. Main amenities can be found in Oswestry approximately 3 miles away. A comprehensive range of shopping facilities are included, including supermarkets, retail stores and a thriving industrial estate.

Commuters have easy access to a number of commercial centres via the A5 including Shrewsbury to the South, linking through to Telford and the M54 motorway, alternatively North with road links to Wrexham and Chester. There is also a rail service at Gobowen.

THE ACCOMMODATION

Ground Floor

Entrance Hall

Lounge – 15'1" x 13'10" max (4.59m x 4.21m max)

Study – 7'0" x 6'3" (2.14m x 1.90m)

Guest Cloakroom (WC)

Kitchen / Dining Room – 28'0" x 8'2" (8.53m x 2.50m)

Utility – 7'0" x 5'1" (2.14m x 1.56m)

Sun Room – 10'10" x 8'1" (3.31m x 2.46m)

First Floor

Landing

Bedroom 1 – 14'2" x 10'10" (4.31m x 3.29m)

Bedroom 2 – 14'2" x 8'4" (4.31m x 2.53m)

Bedroom 3 – 11'2" x 11'0" (3.40m x 3.36m)

Study / Bedroom 4 – 9'11" max x 8'6" max (3.01m x 2.60m)

Family Bathroom

Outside

Gardens

Garage & Parking

A detached double garage – 18'0" x 17'9" (5.49m x 5.40m)

TENURE

Freehold. Purchasers must confirm via their solicitor.

LOCAL AUTHORITY

We understand the property falls within the jurisdiction of Shropshire County Council.

VIEWINGS

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.