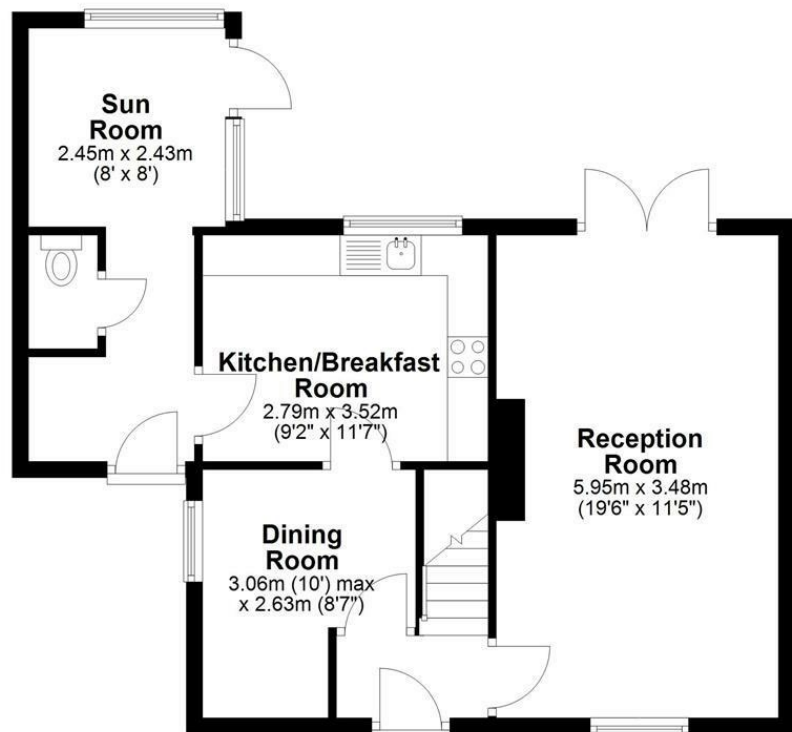


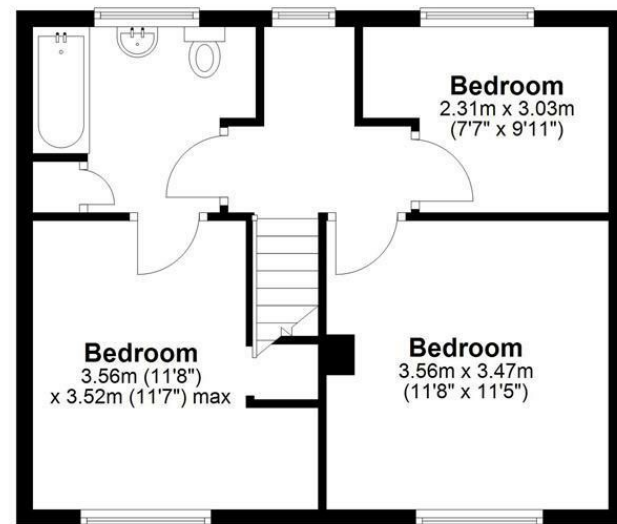


**WOODHEAD**  
OSWESTRY SALES & LETTINGS

### Ground Floor



### First Floor



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
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			
<b>England &amp; Wales</b>		61	75
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
		EU Directive 2002/91/EC	



## 8 Weston Road, Morda, SY10 9NS

### £196,950

Welcome to this charming property located on Weston Road in the picturesque village of Morda, Oswestry. This delightful house boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is ample space for the whole family to unwind and rest peacefully.

The property features a well-maintained bathroom, ensuring your daily routines are both convenient and comfortable. Additionally, the new insulation in the house helps in keeping you warm during the colder months, making it a cosy retreat all year round.

One of the highlights of this lovely home is the newly landscaped rear garden, providing a tranquil outdoor space where you can enjoy the fresh air and perhaps indulge in some gardening if you have a green thumb.

Don't miss out on the opportunity to make this house your home. With its inviting reception rooms, comfortable bedrooms, modern amenities like new insulation, and a beautiful rear garden, this property offers a wonderful living experience in the heart of Oswestry.

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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### Entrance Hall

1.778 x 1.157 (5'9" x 3'9")

wood effect flooring  
double panel radiator with thermostatic valve

### Lounge

6.417 x 3.447 (21'0" x 11'3")

dual aspect upvc  
patio doors to rear  
electric wall mounted fire  
double panel radiator with thermostatic valve



### Sun Room

2.102 x 5.413 (6'10" x 17'9")

dual aspect  
door to rear garden  
wood effect flooring  
low level wc  
single panel radiator with thermostatic valve



### Breakfast Room

2.463 x 3.306 (8'0" x 10'10")

wood effect flooring  
double panel radiator with thermostatic valve



### Kitchen

3.525 x 2.621 (11'6" x 8'7")

range of eye and base units  
tiled floor  
single panel radiator with thermostatic valve  
stainless steel sink unit with mixer tap  
space for fridge, washing machine and oven



### Bed 1

3.517 x 3.744 (11'6" x 12'3")

front facing upvc double glazed  
single panel radiator with thermostatic valve  
carpet



### Bed 2

3.870 x 3.458 (12'8" x 11'4")

front and side facing upvc double glazed  
single panel radiator with thermostatic valve  
carpet



### Bed 3

2.497 x 3.472 (8'2" x 11'4")

rear facing upvc double glazing  
single panel radiator with thermostatic valve



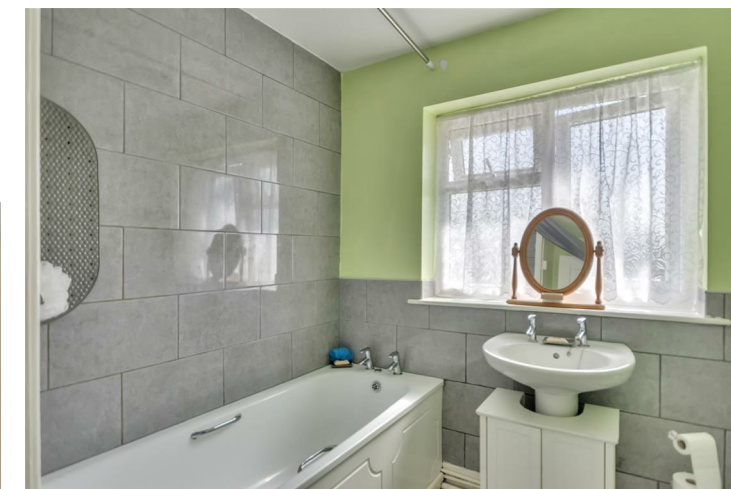
### Rear Garden

wooden shed  
seating area  
patio and lawn



### Bathroom

rear facing frosted upvc double glazed  
bath and power shower over  
low level wc  
single panel radiator with thermostatic valve  
basin  
airing cupboard housing Worcester boiler



### Services

we have been informed by the seller that the property benefits from mains water, mains drainage, gas central heating, we have not tested any service, 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

### Hours of Business

monday-friday 0900 - 1700  
saturday 0900 - 1300  
sunday - closed  
a 24 hour answerphone service is available