

# HAYLEY JACKSON

POWERED BY  
**exp** UK



9 Kingfisher Way, Morda, Shropshire, SY10 9PB

£350,000































**This extended four bedroom family home must be viewed to appreciate the spacious and versatile accommodation and private gardens with open view to the rear. This property benefits from high specification interiors which comprise, Reception Hall, Cloakroom, Lounge, Kitchen opening through to Dining Area with Sky Light, Utility Room, Landing, Bedroom with Ensuite Shower Room, Two further Bedrooms served by Family Bathroom, Second Floor with Bedroom and Ensuite Shower Room, Garage, Gardens to Front, Side and Rear, Parking.**

The entrance door leads into the Reception Hall with staircase leading to the First Floor and door into the Cloakroom and Lounge.

The Lounge is warm and inviting with feature fireplace and UPVC double glazed window to the front elevation.

The Kitchen benefits from generous storage provision with granite worktops over and underfloor heating to the floor, the Kitchen area has a storage cupboard, space for breakfast table and overlooks into the Dining Area. The Dining Area is a superb area for entertaining with underfloor heating, Sky Light and Bi-Fold doors lead out to the private gardens. The Utility Room is of a generous size with access to the Side Garden and Garage.

The First Floor Landing provides access to the Second Floor with space saving features for storage.

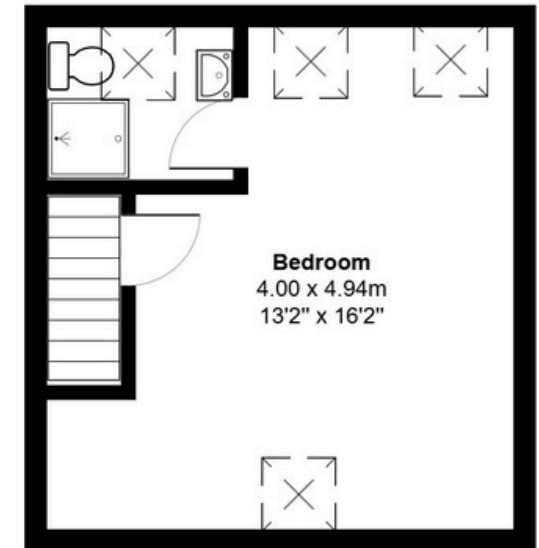
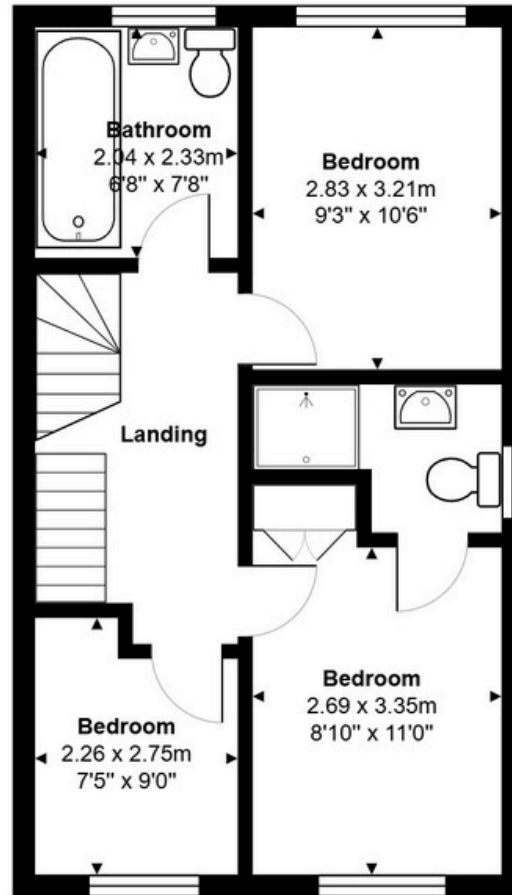
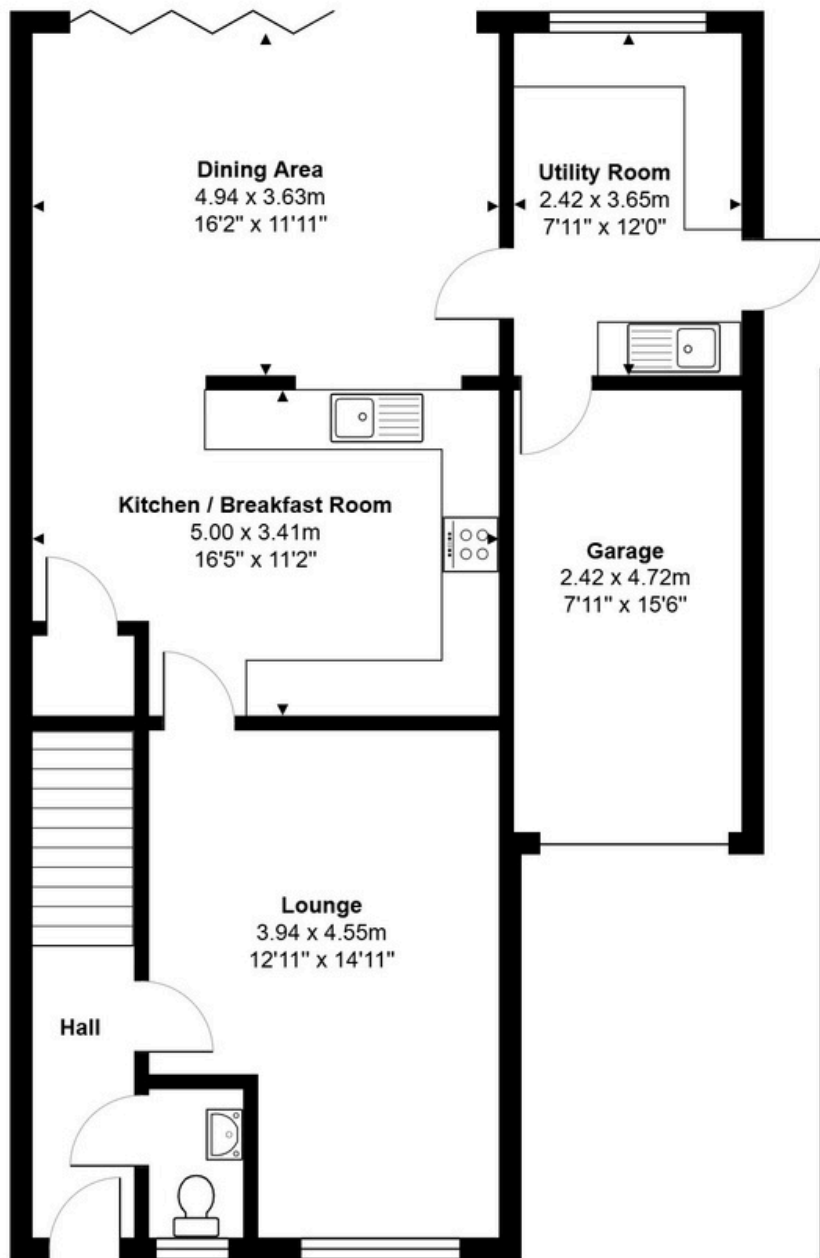
Bedroom One has a UPVC double glazed window to the front elevation with fitted wardrobe and three piece Villeroy & Boch Ensuite Shower Room which is fully tiled to the floor and walls with underfloor heating, heated towel rail and UPVC double glazed window to the rear.

Bedroom Two and Three are served by a lovely three piece Villeroy & Boch Bathroom Suite with bath and shower unit over with UPVC double glazed window to the rear elevation, underfloor heating, heated towel rail and fully tiled walls and floor.

Bedroom Four is accessed via the Second Floor Landing with Velux roof windows and lovely fire, this bedroom is served by an Ensuite Shower Room.

The Gardens are a superb notable feature with a paved patio area directly to the rear of the property, ideal for outside entertaining and dining. The rear garden is mainly laid to lawn and enclosed by fencing with well planted borders. To the side of the property there is an enclosed area with access to the Utility Room and gate to the Parking Area. To the front of the property there is a laid to lawn area and parking for two/three cars to the front of the garage.





Score	Energy rating	Current	Potential
92+	A		116 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

All measurements are approximate and for display purposes only





















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**Council Tax Band** - Band B

**Shropshire Council**

**Tenure** - Freehold. Confirmation should be sought via a purchasers legal advisor.

**Services** - We understand that the property benefits from mains gas, electricity, drainage and water. Confirmation should be sought via a purchasers legal advisor.

Site Management Service Charge to be implemented once site is finalised.

**Viewing strictly via the property agent**



Notes - Viewing strictly by arrangement with the Agent. All measurements set out in these sale particulars are approximate and are for guidance purposes only. Apparatus, equipment, systems or services etc have been not tested, and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with consents or current usage. Nothing in these particulars indicate that any fixtures or fittings, unless itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Purchasers will need to complete an Anti Money Laundering check via a third party, Move Butler, at a cost of £30.00 per person.



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