

# 7 Glentworth Avenue Morda Oswestry SY10 9PZ



5 Bedroom House - Detached  
Offers In The Region Of £510,000

## The features

- IMPRESSIVE FAMILY HOME WITH VERSATILE LIVING
- LOUNGE, FAMILY ROOM, GARDEN ROOM, HOME OFFICE
- THREE BEDROOMS EACH WITH EN SUITES
- DRIVEWAY WITH PARKING FOR NUMEROUS VEHICLES AND GARAGE
- EPC RATING C
- ENVIABLE LOCATION CLOSE TO SCHOOLS
- ATTRACTIVE KITCHEN, DINING ROOM AND UTILITY
- SET IN LARGE ESTABLISHED GARDENS
- VIEWING ESSENTIAL



**\*\*\* IMPRESSIVE 6 BEDROOM DETACHED FAMILY HOME \*\*\***

This fabulous 6 Bedroom Detached family home occupies a truly enviable location tucked away on a private driveway in a much sought after location on the edge of Town.

Perfect for today's modern lifestyle with great versatility of space and ideal for a growing family, those who love to entertain or work from home.

The property which must be viewed to be fully appreciated briefly comprises: Reception Hall, Cloakroom, good sized Lounge, Dining Room, Family Room, Kitchen, Sunroom, ground floor Bedroom/ home Office, 3 Bedrooms each with their own en suites, 2 further Bedrooms and family Bathroom.

The property has the benefit of gas central heating, double glazing, a driveway with parking for multiple cars, large private rear garden with gated access to Morda Road.

Viewings Highly Recommended

## Property details

### LOCATION

The property occupies an enviable position on a private driveway in Morda within a pleasant stroll from the popular market Town of Oswestry and all of its amenities including restaurants, cafe's, independent stores, supermarkets, churches and the Town's recreational facilities.

### ENTRANCE HALLWAY

Covered entrance with outside light and contemporary part glazed front door into Reception Hallway with wooden effect flooring. Radiator

### CLOAKROOM

Comprising of W/C, wash hand basin with tiled splashback, tiled flooring, window to the front. Radiator

### LOUNGE

A great spacious room with window to the front. Feature period style fire place with surround, media point, radiators. Wooden floor covering.

### KITCHEN/ DINING ROOM

Dining area with continuation of wooden flooring, radiator. Divide through to

Kitchen which is attractively fitted with a modern range of cream fronted shaker style base and eye level units comprising a mixture of cupboards and drawers, with work surfaces over, incorporating single drainer sink with mixer tap set into base units. Further range of matching base units comprising cupboards and drawers and having inset four ring gas hob with extractor hood over, integrated double oven/ grill with cupboards above and below, wine cooler and ample space for American style fridge freezer. 'Central island with additional storage. Tiled flooring, window to the rear.

### GARDEN ROOM

A lovely light room with feature part glazed ceiling, windows to the side and double French doors leading to the garden, wooden flooring, radiator.

### FAMILY ROOM

with bow window to the front, wall mounted fire, radiator.

### GROUND FLOOR BEDROOM/OFFICE

A spacious room with versatile use as either guest bedroom, or office, perfect for today's modern living. Radiator, lwindow overlooking rear garden.

### UTILITY ROOM

Range of cream fronted shaker style base and wall

mounted units with single bowl sink inset in base units, integrated dishwasher with matching fascia panel, plumbing, and power for washing machine/ dryer under counter top. wall mounted cupboard housing gas combination boiler. Tiled splash back surround, tiled flooring. Radiator.

### LANDING

Stairs from Entrance Hallway leading to first floor landing with large airing cupboard with double wooden doors, coving to the ceiling, loft access. Radiator

### PRINCIPAL BEDROOM

Double bedroom with double glazed window overlooking the front. Large mirror fronted double fitted wardrobes. Coving to the ceiling, door leading to,

### DRESSING AREA

with range of fitted wardrobes with mirror fronted sliding doors, radiator.

### ENSUITE

A well appointed room featuring a large walk in shower with direct mixer shower with waterfall head and glass shower screen, wash hand basin set into vanity unit with storage, concealed WC. Wall mounted heated towel rail, and complimentary tiled surrounds. Window to the side, radiator.

### BEDROOM 2

Double bedroom with double glazed window overlooking the rear garden, fitted wardrobes, coving. Radiator, door leading to,

### ENSUITE

With suite comprising shower cubicle with direct mixer shower unit and drench head, wash hand basin, WC, complementary tiled surrounds, radiator.

### BEDROOM 3

Double bedroom with mirror fronted fitted wardrobes, coving, window overlooking rear garden. Radiator, door leading to,

### EN SUITE

with suite comprising shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, radiator.

### BEDROOM 4

having window to the front, fitted wardrobes, media point, radiator.

### BEDROOM 5

with window to the rear. Radiator.

**FAMILY BATHROOM**

with suite comprising panelled bath with mixer taps and shower attachment, wash hand basin set into vanity with storage, WC. Complementary tiling, radiator.

**OUTSIDE**

The property is approached over driveway with ample parking and hardstanding for numerous vehicles and leading to the Garage. Garden laid to lawn with specimen trees. Side pedestrian access leads around to the excellent sized Rear Garden which is laid extensively to lawn with large paved and decked sun terraces, perfect for those who love to dine alfresco. Offering a great level of privacy being well screened by tall mature hedging, specimen trees and fencing. Garden storage sheds.

**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 all main services are connected.

**COUNCIL TAX BANDING**

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

**FINANCIAL SERVICES**

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' 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](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

**LEGAL SERVICES**

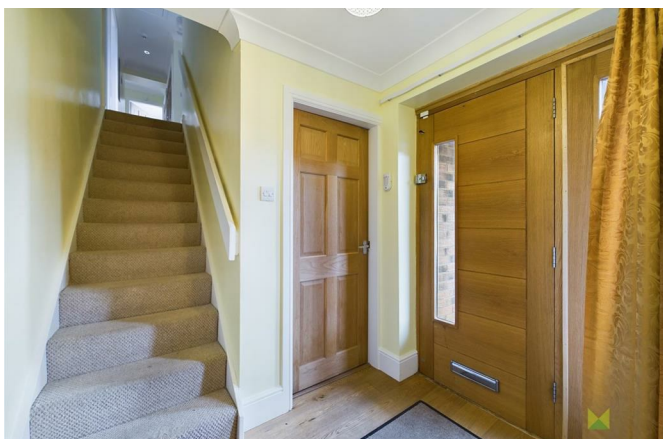
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

**REMOVALS**

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

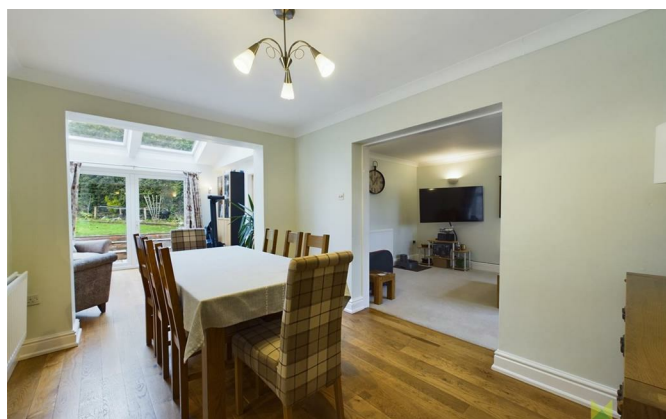
**NEED TO CONTACT US**

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.





MONKS



## 7 Glentworth Avenue, Morda, Oswestry, SY10 9PZ.

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Approximate total area<sup>®</sup>  
2257.79 ft<sup>2</sup>  
209.76 m<sup>2</sup>



Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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## Get in touch

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## Oswestry office


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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

### 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>	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	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.