

28 Cottams Meadow Morda Oswestry SY10 9FH



4 Bedroom House - Detached
Offers In The Region Of £490,000

The features

- IMMACULATEDLY PRESENTED FOUR BEDROOM FAMILY HOME
- RECEPTION HALL, LOUNGE AND HOME OFFICE/FAMILY ROOM
- UTILITY ROOM AND CLOAKROOM
- 3 FURTHER GENEROUS BEDROOMS AND FAMILY BATHROOM
- VIEWING ESSENTIAL.
- HIGH ENERGY INSULATION AND GAS CENTRAL HEATING
- BEAUTIFULLY FITTED LIVING/DINING/KITCHEN WITH APPLIANCES
- PRINCIPAL BEDROOM WITH EN SUITE
- GARAGE AND PARKING. ENCLOSED REAR GARDEN



***** EXCELLENT 4 BEDROOM DETACHED FAMILY HOME *****

This immaculately presented, 4 bedroom detached home offers spacious and versatile living, perfect for a growing family or those who love to entertain.

Occupying an enviable position on this much sought after development in the heart of this popular village, close to the busy market Town of Oswestry and all its amenities.

The accommodation briefly comprises Reception Hall, Lounge, Home Office/Family Room, fabulous open plan Living/Dining/Kitchen, Utility and Cloakroom. Principal Bedroom with en suite, 3 further Bedrooms and family Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking, Garage and private enclosed rear garden.

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position on this much sought after development in the heart of Morda. A pleasant stroll, or short drive from the popular Market Town of Oswestry and its excellent range of facilities, including lively café culture, restaurants, independent stores, supermarkets, churches and the Town's recreational facilities. Ideally placed for commuters with ease of access to the A5/M54 motorway network and the nearby railway station at Gobowen which provides links to Chester and North Wales to the North and The County Town of Shrewsbury and Midlands to the south.

ENTRANCE HALLWAY

Covered entrance with door opening to Entrance Hallway, radiator.

CLOAKROOM

with suite comprising WC and wash hand basin, radiator, window to the side.

LOUNGE

A good sized lounge with bay window with plantation style shutter blind, media point, radiator

FAMILY ROOM/ HOME OFFICE

A great multi purpose room with window overlooking the front fitted with plantation style shutter blind, radiator.

LIVING/DINING/KITCHEN

An excellent room, perfect for those who love to entertain. The Living/Dining area is naturally well lit with a deep bay area with full height glazing and double opening French doors leading onto the sun terrace and garden, media point, radiator. The Kitchen is comprehensively fitted with range of cream fronted shaker style units incorporating single drainer sink with mixer taps set into base cupboard. Further range of matching cupboards and drawers with worksurfaces over and having integrated dishwasher and fridge freezer each with matching fascia panels. Inset 5 ring hob with extractor hood over and cutlery and pan drawers beneath, eye level double oven and grill with cupboards above and below and tall shelved larder unit. Matching range of eye level wall units with concealed lighting beneath, window overlooking the garden, Aluminium Venetian blinds fitted, recessed ceiling lights and Amtico flooring throughout.

UTILITY ROOM

fitted with range of shaker style units incorporating single drainer sink set into base cupboard with worksurface over and extending to the side with space beneath for appliances, wall mounted gas central heating boiler, radiator, door to the garden.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with access to roof space.

PRINCIPAL BEDROOM

EN SUITE SHOWER ROOM

with suite comprising large shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the side.

BEDROOM 2

A lovely light room having two windows overlooking the rear, radiator.

BEDROOM 3

Again a lovely light room having two windows fitted with plantation style shutter blinds overlooking the front, radiator.

BEDROOM 4

With window to the rear, radiator.

FAMILY BATHROOM

A well appointed room with suite comprising panelled bath, fully tiled shower cubicle with direct mixer shower unit, wash hand basin and WC. Complementary tiled surrounds, window to the rear, heated towel rail.

OUTSIDE

The property is approached over paved pathway which is flanked to either side with well stocked shrub and herbaceous beds. Driveway with parking and leading to the Garage.

The Rear Garden is perfect for those who love to dine alfresco, offering a great level of privacy being well screened by mature hedging and fencing. Large paved sun terrace and shaped lawn with well stocked shrub and herbaceous beds. Outside water tap.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold . We have been made aware the Grounds Maintenance Charge is £107.00 half yearly and 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 E - again we would recommend

this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions` 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.

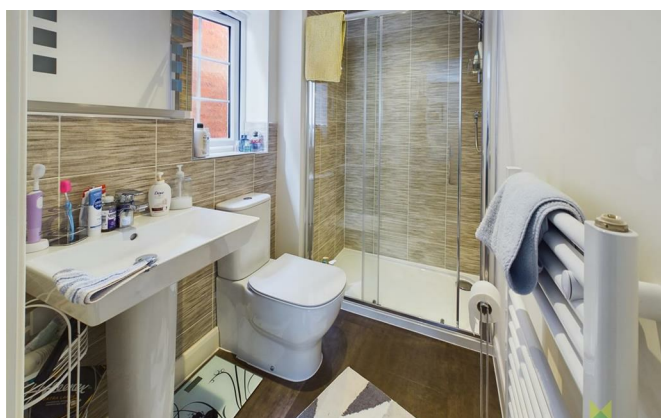
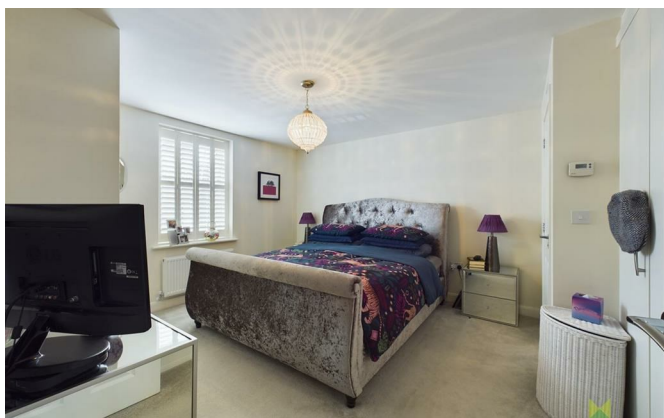
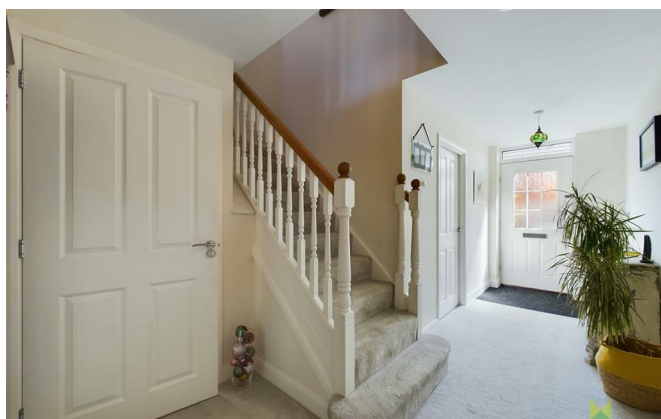
NEED TO CONTACT US

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.





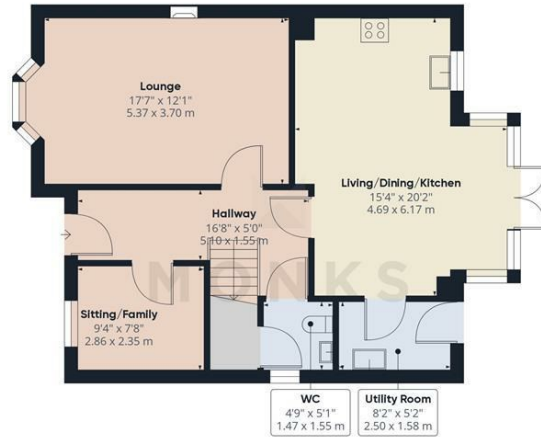
MONKS



28 Cottams Meadow, Morda, Oswestry, SY10 9FH.

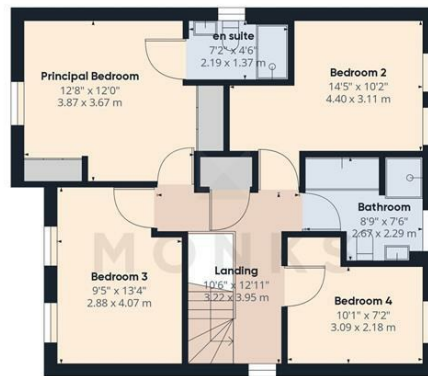
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Floor 0

Approximate total area[®]
1421.83 ft²
132.09 m²



Floor 1

(1) 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



Judy Bourne

Director at Monks
judy@monks.co.uk

Get in touch

Call. 01691 674567
Email. info@monks.co.uk
Click. www.monks.co.uk

Oswestry office

16 Church Street, Oswestry,
Shropshire, SY11 2SP

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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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