

Town & Country

Estate & Letting Agents



29 The Terraces, Morda, SY10 9NB

Offers In The Region Of £320,000

WITH NO ONWARD CHAIN & JUST UNDER 2,000 SQ.FEET OF USEABLE LIVING SPACE - THIS PROPERTY MUST BE VIEWED TO BE APPRECIATED!!! Town and Country Oswestry present this immaculate three bedroom family home that has been finished to a very high standard and offers beautiful, bright, spacious living with far reaching views and good sized gardens. The internal accommodation has been extended to give a very flexible layout having three reception rooms, good sized kitchen, garden room, cloakroom, three bedrooms, family bathroom and very useful loft room. To the outside there is private parking and gardens along with a fantastic outbuilding that is currently a home office/ studio with adjoining workshop. A delightful property, brimming with character and real versatility as a family home.

Directions

From our Oswestry office proceed out of the town heading towards Morda. On entering the village proceed past the turning for Trefonen Road and follow the road along passing the school on the right hand side. Turn left onto the terraces just before leaving the village and follow the lane along where the property will be found set back from the lane on the left hand side. If using what three words please use imposes.thrusters.speeded

Accommodation Comprises:

Hall



The bright and welcoming hall has a part glazed door to the front, wood flooring, under stairs cupboard, radiator and stairs off to the first floor. Doors lead through to the kitchen, dining room and the lounge. There is also a lovely and original Crittall framed feature window to the side looking into the garden room.

Additional Photograph



Cloakroom



The cloakroom comprises a corner wash hand basin and mixer tap, low W/C, wood flooring, extractor fan and a feature Crittall framed window to the side.

Lounge 12'8" x 13'10" (3.87m x 4.24m)



Bright yet cosy living area has a feature Everhot stove with an oak beam over and a slate hearth, oak flooring (reclaimed from Liverpool theatre), big bay window to the front with wooden shutters from Hillary's, letting in lots of light and taking in the views, radiator and a glazed door leading through to the hall.

Dining Room 12'0" x 10'1" (3.67m x 3.09m)



The spacious dining room is perfect for entertaining and has a cast iron fire with surround, exposed brickwork, oak flooring (reclaimed from Liverpool theatre), handmade bespoke built in alcove cupboards, coved ceiling, spotlighting and a double opening through to the sitting room.

Additional Photograph



Sitting Room 14'9" x 8'7" (4.51m x 2.64m)



Another lovely reception room with three Velux windows letting in plenty of light, also having a feature Esse log burning stove on a tiled hearth, tiled flooring, structural timbers and a vaulted ceiling, radiator, window to the rear and a glazed

door leading out to the garden. A open doorway leads through to the kitchen.

Additional Photograph



Kitchen 9'4" x 18'9" (2.85m x 5.73m)



The well laid out kitchen comprises a good range of base and wall units with contrasting work surfaces over and appliances such as a Stoves electric double oven, Stoves gas hob and integrated extractor fan. There is a ceramic one and a half bowl sink and mixer tap, plumbing for a washing machine and space for a dishwasher. Having windows to the rear and side, part tiled walls, Karndean tiled flooring, radiator, and door leading to the garden room.

Additional Photograph



Garden Room 7'0" x 22'6" (2.15m x 6.87m)



Another great space for entertaining overlooking the well maintained garden, having windows to all sides, two very large Velux roof lights, vaulted exposed brickwork, industrial-style conduit and copper pipework. Iconic Danish Junkers gymnasium flooring, vertical contemporary radiator, inset LED up lighting, glazed aluminium door the rear and recently installed Worcester boiler Greenstar 8000 series in black, hung against the brick wall as a feature.

Additional Photograph



Landing



Having a window to side and doors leading through to the bedrooms and the bathroom.

Bedroom One 14'5" into bay x 11'0" (4.4m into bay x 3.36m)



A good sized double bedroom having a radiator and a bay window to the front with wooden shutters from Hillary's and stunning views over the fields.

Bedroom Two 9'6" x 11'2" (2.90m x 3.42m)



Another double bedroom with a feature cast iron fireplace, window to the rear and a radiator.

Reading Room/ Bedroom 8'2" x 8'7" (2.5m x 2.64m)



A fantastic place to work from home with a window to the front with far reaching views, built in cupboard, radiator and stairs leading to the attic.

Family Bathroom 8'0" x 6'6" (2.46m x 1.99m)



The well-appointed modern family bathroom comprises a corner bath, separate shower cubicle with mains powered shower and two shower heads, wash hand basin and mixer tap and W/C. With vinyl flooring, fully tiled walls, spotlighting, infinity mirror, extractor fan, heated towel rail and a window to the rear.

Attic Room 18'3" x 10'9" (5.58m x 3.3m)



A staircase leading from the reading room leads to the Attic Room being a super versatile space with a large Velux window to the side, eaves storage to both sides of the room and a radiator.

Additional Photograph



To The Outside

Parking



Front Garden



The property sits on a very generous plot with asphalt base, parking available for 3-4 cars. A gravelled path and lawns lead up to the property and steps lead up to the top patio in front of the house. There are flower beds, patio area ideal for sitting out and taking in the views, water feature and a small gate to the side with resin path and lighting along the garden room to the rear of the property.

Additional Photograph



Additional Photograph



Rear Garden



The rear garden has a further patio off the sitting room and garden room making an ideal place for entertaining. There is a wood fired, wooden hot tub and outside sitting area. A slate path runs through the garden with lawned gardens and shrubbed flower beds, along with an outside sink, tap (hot and cold) and power point. There are two sets of double gates giving great access to the rear of the property.

Additional Photograph



Additional Photograph



The Box Office 13'0" x 8'6" (3.98m x 2.6m)



There is also a fantastic purpose built outbuilding, made from local Oswestry Sweeny Bricks, known as the 'Box Office'. This building offers very versatile accommodation and is currently split into a home office/ studio and a workshop. The office has two Velux windows, oak flooring, a mezzanine level for storage space running through the whole length, plumbing and lighting, electric heating, window to the front and double doors to the side.

Additional Photograph



Additional Photograph



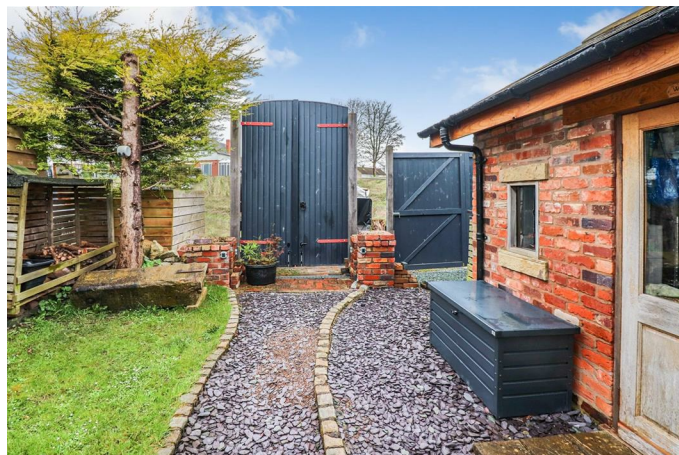
Workshop 8'6" x 12'11" (2.6m x 3.96m)

The adjoining workshop has a part glazed door to the side, power and lighting. Internally, the workshop has block built walls and an integrated work bench area, spanning the width of the building.

Additional Photograph



Additional Photograph



Views



The property enjoys absolutely superb views to the front over the surrounding countryside.

Town and Country Services

We offer a FREE valuation/market appraisal service

from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.30pm
Saturday: 9.00am to 4.00pm

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band B.

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Services

The agents have not tested the appliances listed in the particulars.

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance

purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

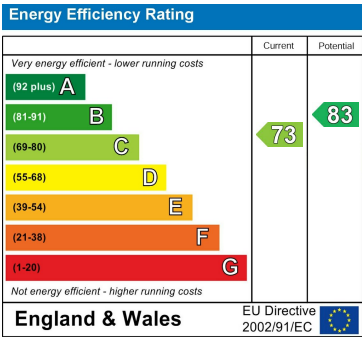


Total area: approx. 181.8 sq. metres (1956.5 sq. feet)

Area Map



Energy Efficiency Graph



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