

# Town & Country

Estate & Letting Agents



2 Erw Wen, Oswestry, SY10 9NQ

Offers In The Region Of £185,000

Town and Country are delighted to offer to the market this **THREE BEDROOMED SEMI DETACHED PROPERTY** in the village of Morda. With views of the surrounding countryside and generous front and rear gardens, this is a lovely property ideal for first time buyers or a family. All amenities are close at hand with Oswestry town being a five minute drive away.

## Directions

From our Willow Street office proceed out of town and turn left onto Welsh Walls. Follow the road around and turn left at the junction onto Upper Brook Street. At the traffic lights turn right towards Morda. Proceed through the village and turn left opposite the school. Turn first right and follow the road to the bottom where the property will be seen on the right hand side.

## Accommodation comprises:

### Hall

Having a part glazed door to the front, a radiator and stairs off to the first floor. A door leads through to the lounge.

### Lounge/Dining Room 10'0" x 19'8" (3.05 x 5.99)



Having a window to the rear and patio doors to the front opening onto the garden, with a log burning stove on a quarry tiled hearth, and a radiator.

### Additional Photograph

### Kitchen 11'0" x 9'10" (3.35 x 2.99)



Having a range of base and wall units with contrasting work surfaces over, plumbing for a washing machine, electric oven and a five ring gas hob with chimney style extractor fan over. The kitchen also benefits from a useful breakfast bar, part tiled walls, vinyl flooring, a one and a half bowl sink with mixer tap, combi boiler providing hot water and gas central heating and a radiator. Having a window to the rear and door through to the lounge.

### Utility Room 6'4" x 9'8" (1.93 x 2.94)

Having a window to the side, there is plumbing for a washing machine and a part glazed door leading to the outside and a door to the kitchen.

## Landing

Having a loft hatch and doors through to the bedrooms and bathroom.

### Bedroom One 11'9" x 10'4" (3.59 x 3.15)



Having a window to the front overlooking the garden and with views of the surrounding countryside, a radiator and cupboard for storage.

### Bedroom Two 13'9" max x 9'0" (4.20 max x 2.74)



Having a window to the rear, a radiator and wooden floorboards.

### Bedroom Three 6'4" x 10'9" (1.92 x 3.28)



Having a window to the front and a radiator.

## Bathroom



Having a window to the rear, the bathroom has a panelled bath with mixer tap and shower head over, a wash hand basin, W/C, radiator, part tiled walls and vinyl flooring.

## Front Garden



Having fabulous unspoilt views of the surrounding countryside, the front garden has a decked patio area providing a lovely space for alfresco dining and entertaining, with lawned garden beyond enclosed by hedging, there is a summerhouse and gated access to the road.

## Rear Garden



Having a paved patio area and raised vegetable beds and access to the side of the property.

## Vegetable garden



## Hours of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

## Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

## To Make An Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT. If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

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.

## Money Laundering Regulations

Money Laundering Regulations. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

## Town and Country Services

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art

Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla.com), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

### **Additional Information**

#### 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




**Ground Floor**

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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