

**FOR SALE**

Offers in the region of £425,000

Rowan House Morda Bank, Morda, Oswestry, Shropshire, SY10 9RP

This superb detached family home offers spacious accommodation and is located within walking distance of Oswestry town centre and to open countryside. The property is built to a high standard, is very energy efficient and comprises; Reception Hall, Lounge, Open Plan Kitchen Family/Dining Room, Utility Room, Cloakroom, First Floor Landing, Bedroom with Ensuite, Three further Double Bedrooms, Bathroom, Gardens, Garage, Parking. This property must be viewed to appreciate the accommodation and location.





- **Four Bedroom Detached House**
- **Built in 2016 to a High Standard**
- **Spacious & Open Plan Living**
- **Ample Parking & Garage**
- **Gardens To Front & Rear**
- **Must Be Viewed To Be Appreciated**

LOCATION

Oswestry is a popular market town enjoying shopping facilities which serve the day-to-day needs of the area. Oswestry also gives easy access to the A5 trunk road, with links to Shrewsbury and Telford to the south and Chester and the Wirral to the north. There is also a main line railway station at Gobowen, about 3 miles distance. Both primary and secondary schools are within close proximity, The Marches School is within 500 yards.

DIRECTIONS

From Oswestry Town Centre proceed on Morda Road past the Marches School to the right hand side and the Cricket ground to the left hand side. Proceed where the property will be viewed to the left hand side.

ROWAN HOUSE

Built by award winning Tesni Homes, a reputable building firm, in 2016. This spacious four bedroom family house benefits from an LABC 10 year guarantee and is warmed by a gas fired combination boiler. The property features a heat recovery ventilation system, solar panels to generate power, the exterior is finished with a self coloured water repellent K-rend and the sun pipe enhances natural light. The property is fitted with high specification UPVC double glazed EPR 'A' windows with all windows opening inside out.

COVERED ENTRANCE PORCH

With door and floor to ceiling side windows leading into:

RECEPTION HALL

With staircase leading to the First Floor Landing, understairs storage cupboard, radiator.

LIVING ROOM

16'4" x 14'1" (5.00m x 4.30m)

With UPVC double glazed window to the front elevation, radiator, multi fuel stove on a slate hearth.

OPEN PLAN KITCHEN LIVING DINING ROOM

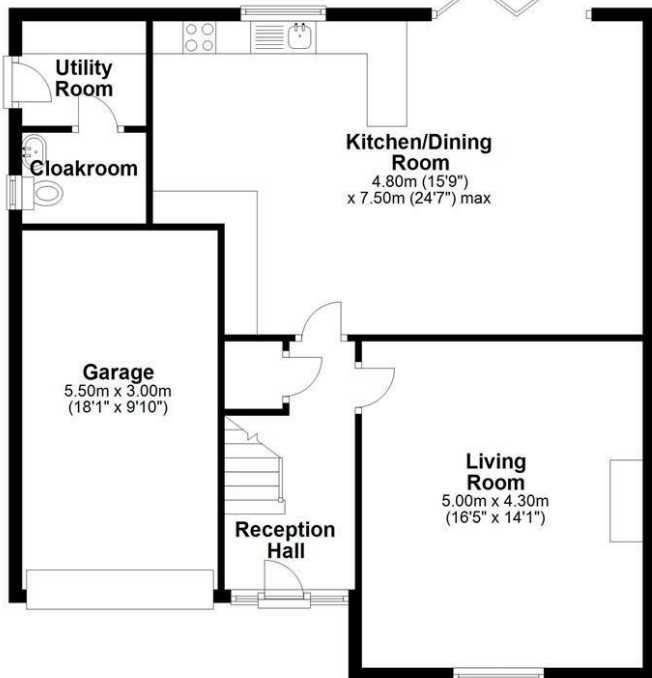
15'8" x 24'7" max (4.80m x 7.50m max)

A spacious open plan living kitchen comprising a comprehensive range of fitted base and wall units which provide a good amount of storage and drawer space with soft close doors and drawers with wooden worktops over and matching upstands, integrated dishwasher, integrated fridge/freezer, fitted oven, sink unit, UPVC double glazed window to the rear elevation, UPVC double glazed door to the side elevation, radiator, breakfast bar.

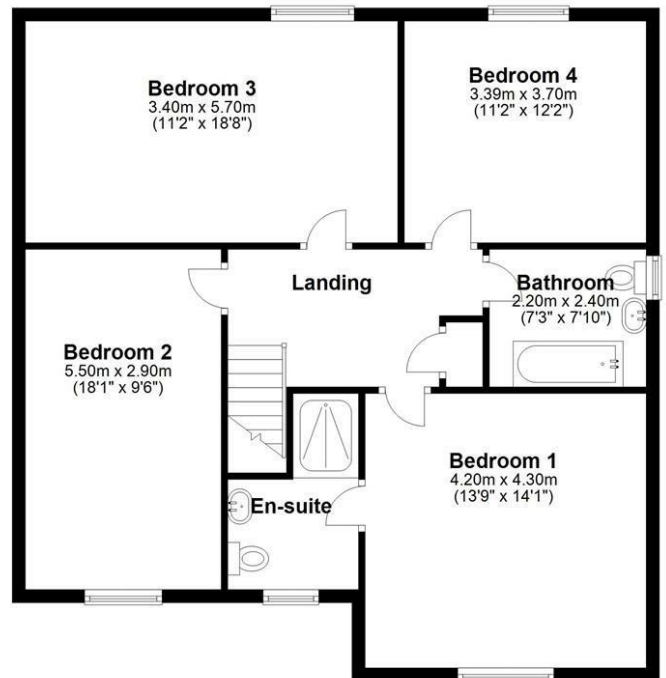
The Dining Family Area benefits from UPVC double glazed bi-fold doors which lead out to the rear garden, radiator.



Ground Floor
Approx. 87.8 sq. metres (944.9 sq. feet)



First Floor
Approx. 88.4 sq. metres (951.6 sq. feet)



Rowan House

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



UTILITY ROOM

With base and wall units with soft close doors with wooden worktops and upstands, space for appliances, door leading out to the gardens.

CLOAKROOM

Comprising a two piece suite providing a low flush WC, wash hand basin, radiator, UPVC double glazed window to the side elevation.

FIRST FLOOR LANDING

With hatch to attic, airing cupboard with radiator providing shelving, velux sun pipe.

BEDROOM ONE

13'9" x 14'1" (4.20m x 4.30m)

With UPVC double glazed window to the front elevation, radiator.

SHOWER ROOM

Comprising a three piece suite providing a low flush WC, wash hand basin, fully tiled shower unit housing a mixer shower, heated towel rail, part tiled walls, UPVC double glazed window to the front elevation.

BEDROOM TWO

18'0" x 9'6" (5.50m x 2.90m)

With UPVC double glazed window to the front elevation, radiator.

BEDROOM THREE

11'1" x 18'8" (3.40m x 5.70m)

With UPVC double glazed window to the rear elevation, radiator, part sloping ceiling.

BEDROOM FOUR

11'1" x 12'1" (3.39m x 3.70m)

With UPVC double glazed window to the rear elevation, radiator.

BATHROOM

7'2" x 7'10" (2.20m x 2.40m)

Comprising a three piece suite providing a low flush WC, wash hand basin, bath with a mixer shower and glazed screen, heated towel rail, part tiled walls, UPVC double glazed window to the side elevation.

GARDENS AND GROUNDS

From the road level a drive leads to the front of the property and garage providing parking for up to four cars and turning space. The front garden benefits from a laid to lawn area and planted herbaceous borders. Gate provides access around to the rear.

GARAGE

18'0" x 9'10" (5.50m x 3.00m)

With electrically operated roller door to the front elevation.

To the rear of the property there is a paved patio area ideal for outside dining. The garden is mainly laid to lawn and enclosed by larch lapped fencing, safe for pets and children.

VIEWINGS

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670 320 or Email oswestry@halls.gb.com

HOW TO MAKE AN OFFER

If you are interested in buying this property, you have to view. Once you have viewed the property and decided to make an offer, please contact the office and one of the team will assist further. We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples: Passport/Photographic Driving Licence and a recent Utility Bill.



TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

SHROPSHIRE COUNCIL AND COUNCIL TAX

Shropshire Council, Shirehall, Abbey Foregate,
Shrewsbury, Shropshire.

The property is in band 'E' on the Shropshire Council Register.

FOR SALE

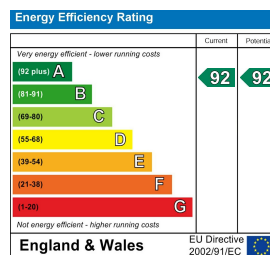
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670 320

Oswestry Sales
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