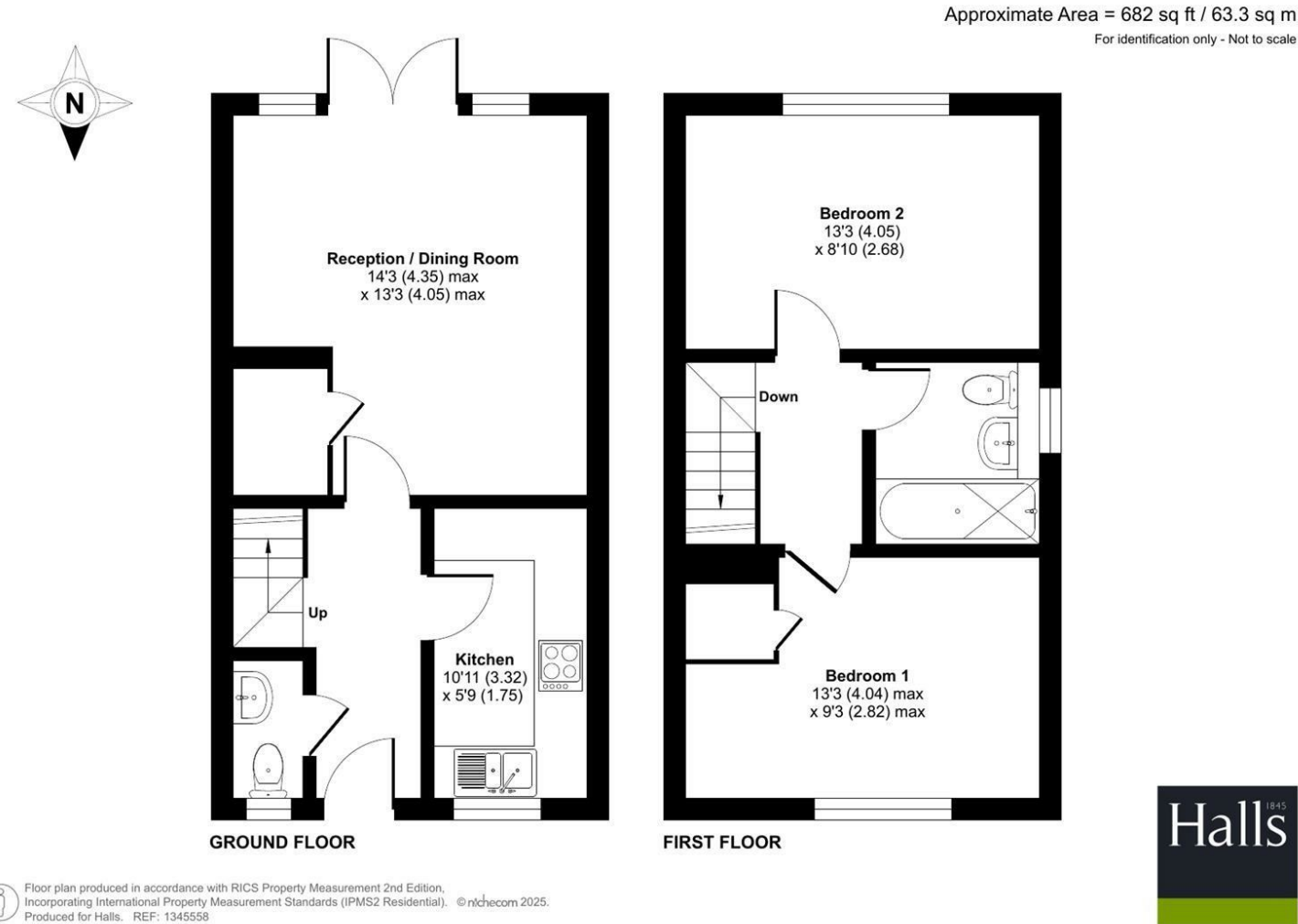


FOR SALE

40 Kingfisher Way, Morda, Oswestry, SY10 9LX

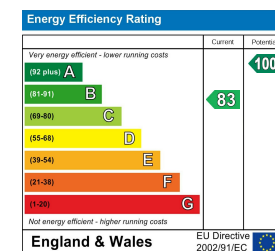


40 Kingfisher Way, Morda, Oswestry, SY10 9LX

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



Halls are delighted with instructions to offer Kingfisher Way, Morda, a modern and well-presented two-bedroom semi-detached home built in 2019. Set within a popular residential development, the property offers bright and stylish accommodation, a private rear garden, driveway parking and the benefit of no onward chain. An ideal purchase for first-time buyers, downsizers, or investors. ***NO CHAIN***



01691 670320

Oswestry Sales
20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry@halls.gb.com



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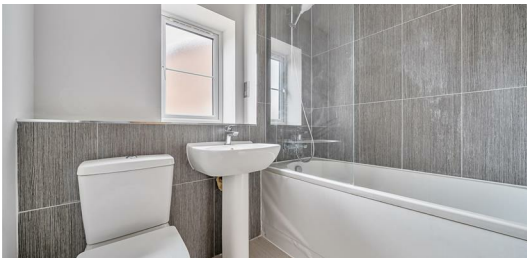
1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- **Modern semi-detached home (built 2019)**
- **Two double bedrooms**
- **Stylish kitchen with integrated appliances**
- **Lounge/dining room with French doors to garden**
- **Sought-after development in Morda village**
- **No onward chain**

DESCRIPTION

The property offers well-designed accommodation with a light and modern feel throughout. A welcoming hallway with tiled floor, radiator, and staircase to the first floor provides access to the kitchen, lounge and cloakroom. The kitchen is fitted with a smart range of grey gloss base and wall units with quartz worktops, inset sink, integrated fridge/freezer, AEG oven with gas hob and extractor, and space for appliances. The cloakroom includes a wash hand basin, WC, radiator and window to the front. At the rear, the bright lounge/dining room features vinyl flooring, fitted shelving, a useful storage cupboard, and French doors opening directly onto the garden, creating a sociable living space. To the first floor, bedroom one is a generous double with front aspect window, built-in cupboard, radiator and TV point. Bedroom two is another double overlooking the rear garden, with fitted shelving, radiator and TV point. The family bathroom is well appointed with panelled bath with shower over, wash hand basin, WC, part-tiled walls, tiled floor, heated towel rail, extractor and side aspect window. To the front of the property is a block-paved driveway with lawned area and hedge boundary. A side gate provides access to the enclosed rear garden, which includes a paved patio, lawn with shrub planting, storage shed, and fenced boundaries, making it ideal for families and pets.

W3W

///showcases.zealous.coast

SITUATION

The property occupies a pleasant position within the modern residential development of Kingfisher Way, in the popular village of Morda, just south of Oswestry. Morda offers a primary school, village hall and local amenities, with the thriving market town of Oswestry only 1 mile away providing a full range of shops, supermarkets, restaurants, leisure facilities and schooling.

Excellent road links via the nearby A483 and A5 provide direct access to Shrewsbury, Wrexham, Chester and the motorway network. Rail services are available at Gobowen Station (3 miles), with direct trains to Birmingham, Chester, and London Euston.

The surrounding Shropshire countryside offers numerous walking and cycling routes, while the Welsh borderlands provide further outdoor pursuits, making this an excellent choice for both commuters and those seeking a balance of town and country living.

SCHOOLING

Families in the Morda area benefit from an excellent choice of schools within a five-mile radius. Morda Church of England Primary School is located within the village itself and is rated "Good" by Ofsted, with further highly regarded options nearby including Bryn Offa CE (Pant), Trefonen CE, Selattyn CE, Kinnerley CE, and Weston Rhyn Primary School. For older pupils, secondary education is provided by The Marches School in Oswestry, a well-established academy serving ages 11–18 with a strong reputation and sixth form provision. Private education is also well catered for, with Oswestry School offering independent day and boarding options from prep through to senior years, while further afield, Moreton Hall School in Weston Rhyn and Ellesmere College provide additional leading independent day and boarding opportunities.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these have been tested.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.
Tel: 0345 678 9000.

COUNCIL TAX

The property is currently banded in Council Tax Band B - Shropshire Council.

VIEWINGS

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP
01691 670320.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

