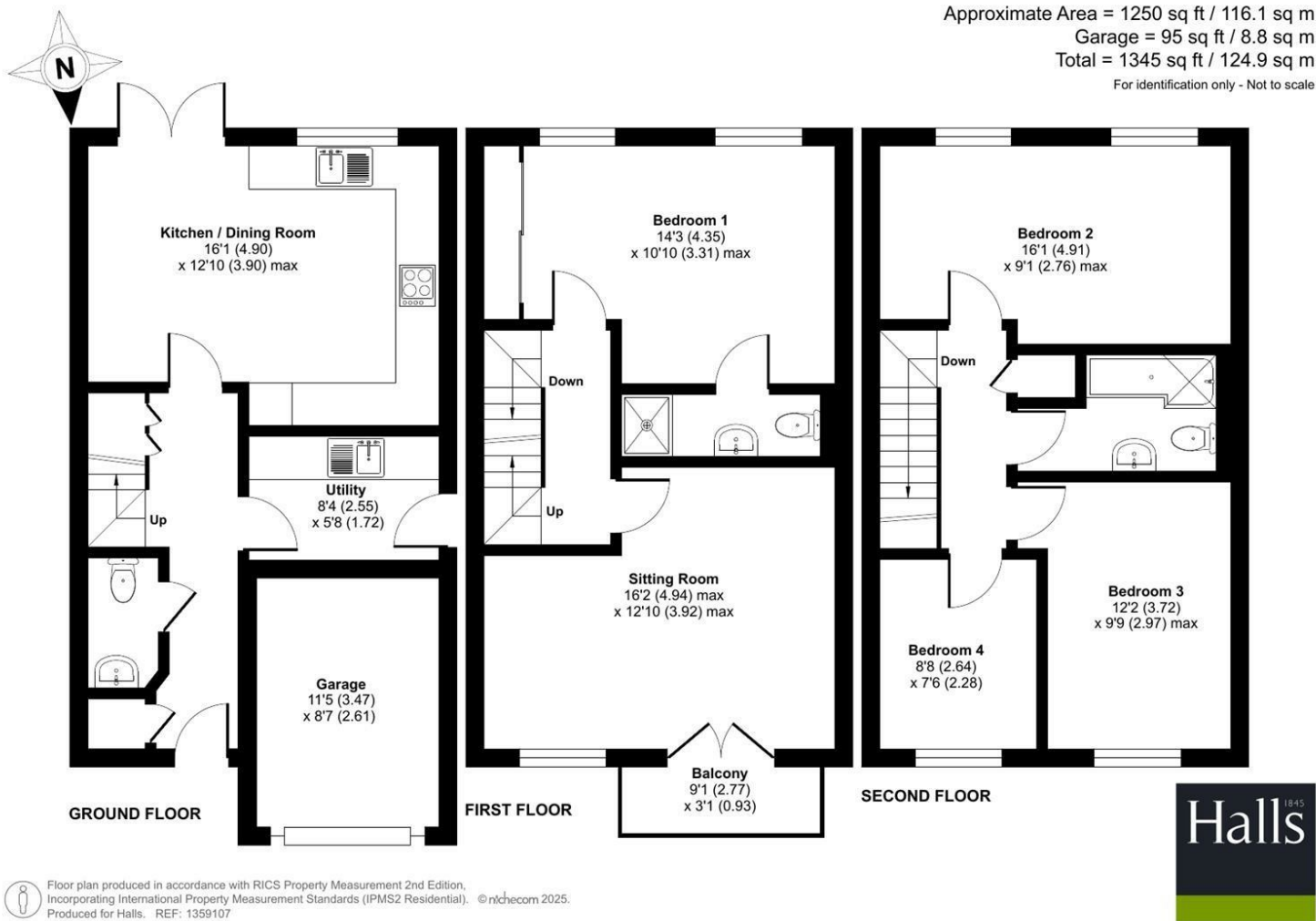


FOR SALE

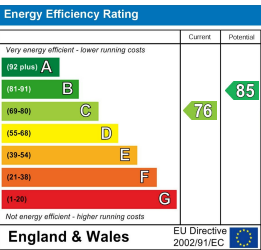
49 Milars Field, Morda, Oswestry, SY10 9PU



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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



Stylish three-storey four-bedroom home backing on to open fields. Beautiful new kitchen and a brand-new utility (created by taking part of the garage), a generous first-floor sitting room with Juliet balcony and far-reaching views, and a landscaped rear garden with decking. Driveway parking and integral garage store. Excellent access to the A5/A483, village amenities and schools, with Oswestry town centre just a short drive.



01691 670320

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



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1 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- **Modern 4-bedroom, 2 bath + 2 WCs family home over three floors**
- **Refitted kitchen with island/breakfast seating and contemporary cabinetry**
- **New utility room formed from the garage—great storage & laundry zone**
- **Landscaped rear garden with lawn, decked seating terrace and stunning views**

DESCRIPTION

Enjoying a prime position with uninterrupted rear views over open fields, 49 Milars Field has been thoughtfully upgraded for modern living. The ground floor centres around a refitted kitchen/dining room finished in an on-trend two-tone palette with wood-block worktops, patterned splashbacks and an island with breakfast seating—a sociable hub that opens to the garden. A brand-new utility room has been created by borrowing space from the garage, giving practical day-to-day storage and external access.

On the first floor, the sitting room spans the width of the house and opens to a Juliet balcony framing those wonderful rural views. Bedroom 1 is also on this level, served by a shower room and a separate WC—ideal for guests or multi-generational living.

The top floor provides three further bedrooms and a family bathroom, creating a flexible layout for families, home working or hobbies.

Outside, the rear garden is landscaped for low-maintenance enjoyment with level lawn, raised planters and a decked seating area set to take in the evening sunsets. To the front there is driveway parking and an integral garage/store (reduced in size due to the new utility).

Morda is a popular village on the southern edge of Oswestry with convenient access to the A5/A483, village amenities and schooling, and the full range of shops, cafes and services in Oswestry close by.

W3W
///compliant.warnings.cities

DIRECTIONS

To reach 49 Milars Field from Oswestry town centre, head southwest on the B5069 (Morda Road) and continue straight into the village of Morda. At the crossroads, turn right onto Trefonen Road. Continue and then take the third left onto Milars Field. Number 49 will be straight ahead at the end of the estate.

SITUATION

Ideally positioned directly opposite a well-maintained park, this home enjoys a family-friendly setting that’s perfect for children to play and for leisurely walks. The area offers a range of everyday amenities including a local primary school, while Oswestry town centre is just a short drive away, providing an excellent choice of shops, cafés, and essential services.

With superb road links to Welshpool, Shrewsbury, Wrexham and Chester, this location combines convenience with a welcoming community feel — making it an ideal choice for families and commuters alike. Early viewing is highly recommended.

SCHOOLING

The area surrounding this property offers a broad range of educational opportunities, making it an excellent choice for families with children of all ages. Morda CE Primary School provides a friendly and inclusive environment for pupils aged 5 to 11. Nearby, the popular Trefonen CE Primary School offers another strong primary option just a short drive away.

For secondary education, The Marches School in Oswestry is a well-established and high-performing academy catering for students aged 11 to 18, with a large sixth form and a reputation for academic achievement.

Families looking for independent education have access to Oswestry School, a prestigious day and boarding school for pupils aged 4 to 18, known for its academic excellence and extensive extracurricular opportunities. Also nearby is Moreton Hall School, an independent boarding and day school for girls (and boys in the prep school), offering a highly regarded all-round education set in beautiful grounds.

THE ACCOMODATION

Ground Floor

Entrance Hall – Stairs to first floor; doors to kitchen and WC.

Kitchen / Dining Room – 16’1” x 12’10” max (4.90m x 3.90m)

Utility – 8’4” x 5’8” (2.55m x 1.72m)

Guest Cloakroom (WC)
Off the hall.

Integral Garage/Store – 11’5” x 8’7” (3.47m x 2.61m)

First Floor

Sitting Room – 16’2” x 12’10” max (4.94m x 3.92m)

Bedroom 1 – 14’3” x 10’10” max (4.35m x 3.31m)

Shower Room – Modern suite with shower enclosure, wash basin and WC.

Separate WC – Additional convenience on this level.

Second Floor

Bedroom 2 – 16’1” x 9’1” max (4.91m x 2.76m)

Bedroom 3 – 12’2” x 9’9” max (3.72m x 2.97m)

Bedroom 4 – 8’8” x 7’6” (2.64m x 2.28m)

Family Bathroom

Outside

Rear Garden – Fenced and landscaped with level lawn, raised beds and a decked seating terrace taking in the countryside backdrop.

Front – Driveway parking; access to the integral garage/store and pathway to the entrance.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

LOCAL AUTHORITY

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

SERVICES

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

ANTI MONEY LAUNDERING

VIEWINGS