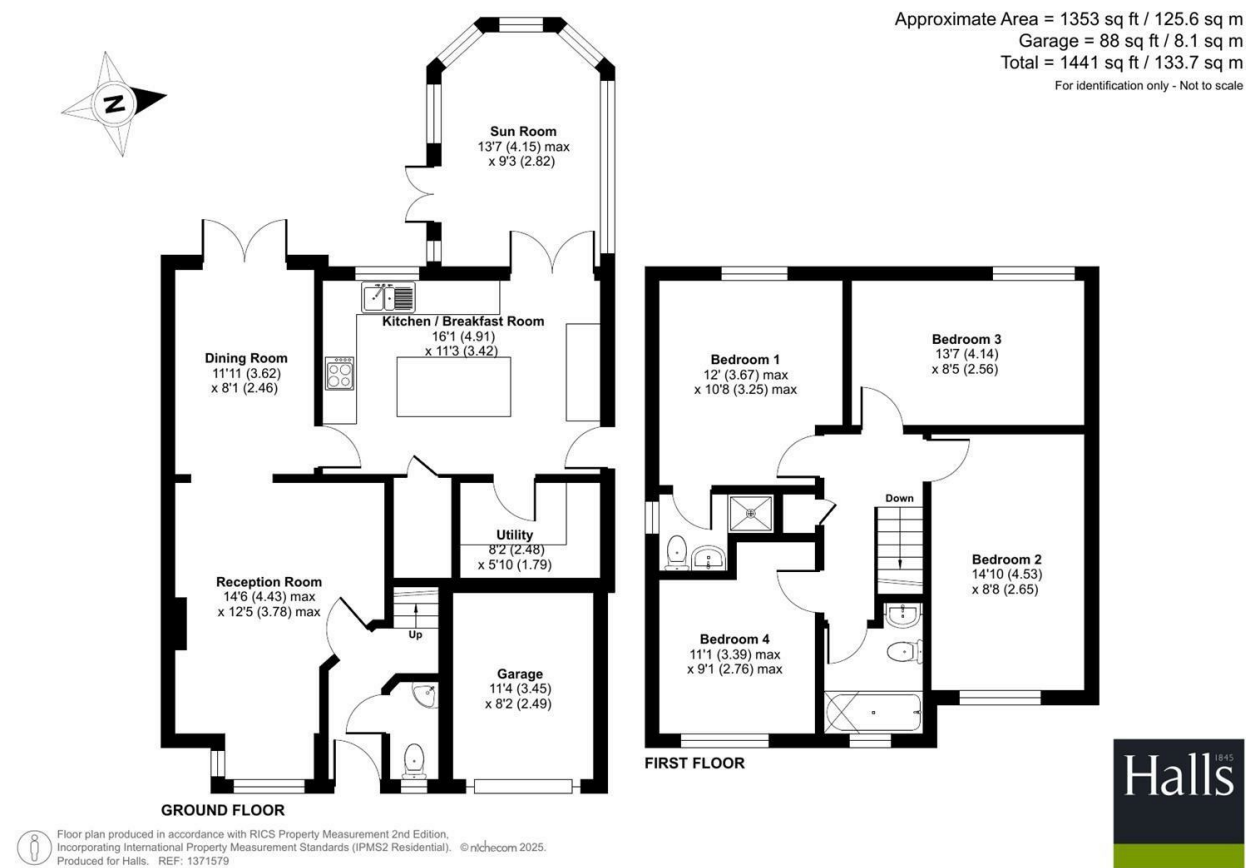


FOR SALE

16 Sweeney Drive, Morda, Oswestry, SY10 9RH



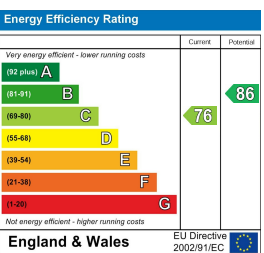
FOR SALE

Offers in the region of £330,000

16 Sweeney Drive, Morda, Oswestry, SY10 9RH

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



A fantastic modern four-bedroom detached family home offering stylish, well-presented accommodation with open-plan living, set in a popular village location just minutes from Oswestry. The property features a superb kitchen with island, large conservatory, landscaped gardens, and ample driveway parking — an ideal home for families seeking comfort and convenience close to excellent local amenities.

Halls

01691 670320

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



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01691 670320



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- **Spacious and modern four-bedroom detached family home**
- **Stylish kitchen with central island and breakfast bar**
- **Open-plan living with conservatory overlooking the garden**
- **Principal bedroom with en suite shower room**
- **Sought-after village with school, shop, and countryside walks**
- **Ideal for families or those seeking a ready-to-move-in home**

DESCRIPTION

Halls are delighted to offer 16 Sweeney Drive — a superbly presented modern detached home enjoying a quiet setting within the popular village of Morda, just a short drive from Oswestry. This spacious and well-laid-out property combines contemporary design with practical family living.

The accommodation briefly comprises an entrance hallway with cloakroom/WC, a bright and comfortable living room with a bay window to the front, and a separate dining area opening into a stylish modern kitchen fitted with a range of units, integrated appliances, and a large island with breakfast bar seating. Patio doors lead through to the conservatory, creating a light and sociable open-plan living space perfect for entertaining and family life. A useful utility room and access to the garage complete the ground floor.

Upstairs, there are four generous bedrooms including a principal bedroom with en suite shower room. The remaining bedrooms are all good sizes and are served by the family bathroom.

OUTSIDE

To the front of the property is a tarmac driveway providing ample off-road parking and access to the integral garage, with a neat lawned area and side gate leading to the rear garden.

The rear garden is particularly attractive — being private and not overlooked — mainly laid to lawn with a paved patio terrace, raised borders, and a decked seating area ideal for outdoor entertaining. A timber shed provides useful storage.

W3W

///frozen.constants.headboard

DIRECTIONS

From Oswestry town centre proceed along Upper Church Street to the traffic lights, at which go straight over and head for Morda. Once arriving in Morda, take the second left turning into Weston Road then turn right into Parker Leighton Way and proceed into Sweeney Drive and carry onto the back of the development.

SITUATION

The property is attractively located with a south west facing rear aspect, set along a cul-de-sac road amidst a popular development. The locality provides a selection of basic amenities including primary school. Oswestry town centre is within a short distance, which offers a good range of shopping facilities and general amenities.

Commuters have ready access to main commuter routes linking south to either Welshpool or Shrewsbury or north toward Wrexham and Chester.

SCHOOLING

The property is ideally positioned for families, with Morda CE Primary School just a short walk away, offering a well-regarded village education. Nearby Oswestry School (independent) and The Marches Academy provide excellent secondary options within a short drive.

Further independent schooling can be found at Moreton Hall School, Packwood Haugh Preparatory School, and Ellesmere College, all within convenient commuting distance.

ACCOMMODATION

Ground Floor

Hallway – Welcoming entrance with stairs to first floor.

WC – Modern two-piece suite.

Living Room – 5.0m x 3.3m; bright bay window and feature fireplace.

Dining Room – 3.6m x 2.8m; linking kitchen and living areas.

Kitchen/Breakfast Room – 5.0m x 3.3m; modern fitted units, island, integrated appliances, French doors to conservatory.

Conservatory – 4.1m x 2.9m; large windows overlooking the garden, ideal additional reception space.

Utility Room – 1.7m x 2.0m; with external door and access to garage.

First Floor

Bedroom One – 3.8m x 3.3m; with fitted wardrobes and En Suite Shower Room.

Bedroom Two – 3.5m x 3.0m.

Bedroom Three – 3.2m x 2.5m.

Bedroom Four – 2.7m x 2.5m.

Family Bathroom – Contemporary suite with bath, wash basin, and WC.

LOCAL AUTHORITY

Shropshire Council Tax

COUNCIL TAX BAND

D

TENURE

Property is believed to be Freehold, this would need to be confirmed by your solicitor

SERVICES

We are informed that mains water, electricity, gas and drainage are connected. EV charging point at the garage.

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.