

# 49 Morlas Meadows Oswestry St Martins SY11 3FJ



3 Bedroom House - Semi-Detached  
£925 Per Calendar Month

## The features

- SPACIOUS THREE BEDROOM SEMI DETACHED
- WELL LIT LOUNGE, DOWNSTAIRS WC
- THREE GOOD SIZED BEDROOMS
- ENCLOSED REAR GARDEN WITH PATIO AREA
- EARLY INTEREST ADVISED
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES
- MODERN FAMILY BATHROOM
- OFFROAD PARKING FOR TWO VEHICLES
- EPC RATING B



**\*\*\* BEAUTIFULLY PRESENTED THREE BEDROOM HOME \*\*\***

Occupying a convenient position in the heart of the popular village of St Martins, which has fabulous amenities on hand, including petrol stations, pubs/ restaurants, independent supermarket. With ease of access to the nearby Market Town of Oswestry which offers a further range of amenities.

Briefly comprising: Entrance Hallway, Living Room, Kitchen/Dining Room with appliances, downstairs WC, Three Bedrooms and Family Bathroom.

The property has benefit of gas central heating, enclosed rear garden, and off-road parking.

**EARLY INTEREST RECOMMENDED**

**Property details**

**RECEPTION HALLWAY**

Entrance through composite front door leading into porch, with window to side aspect. Leading into Reception Hallway with herringbone wooden effect flooring, staircase leading to First Floor Landing. Radiator.

The property has benefit of driveway to the front with parking space for two vehicles, and pathway leading to the front door and along the side of the property, and into the Rear Garden. The Rear Garden has been majority laid with lawn, with paving slabs laid for a garden shed, and further slabbed area for seating.

**LOUNGE**

A well lit room with window overlooking the front aspect, carpeted floor. TV and Media points, radiator.

**CLOAKROOM**

Door from the Reception Hallway opens into the downstairs Cloakroom fitted with W/C and wash hand basin with tiled splashback. Radiator.

**KITCHEN/ DINING ROOM**

The kitchen has been beautifully fitted with a modern range of grey fronted base units comprising of cupboards and drawers with walnut wooden effect work surfaces over. One and a half bowl stainless steel drainer sink with mixer tap set into base unit, integrated oven/ grill with four ring gas hob and extractor hood over. Further range of matching wall mounted units, space beneath work surface for washing machine, integrated fridge/ freezer and dishwasher with matching fascia panels.

DINING AREA, with space for dining table, tiled flooring, window overlooking the Rear Garden, and partial glazed door leading out to the Rear Garden.

**FIRST FLOOR LANDING**

Stairs from Reception Hallway lead to the First Floor Landing, with access hatch to loft space, and door opening into storage cupboard with shelves. Door lead off,

**BEDROOM 1**

A good sized double bedroom with two windows overlooking the front aspect providing lots of natural light, thermostat controls, Radiator.

**BEDROOM 2**

With window overlooking the rear aspect. Radiator.

**BEDROOM 3**

With window overlooking the rear aspect. Radiator.

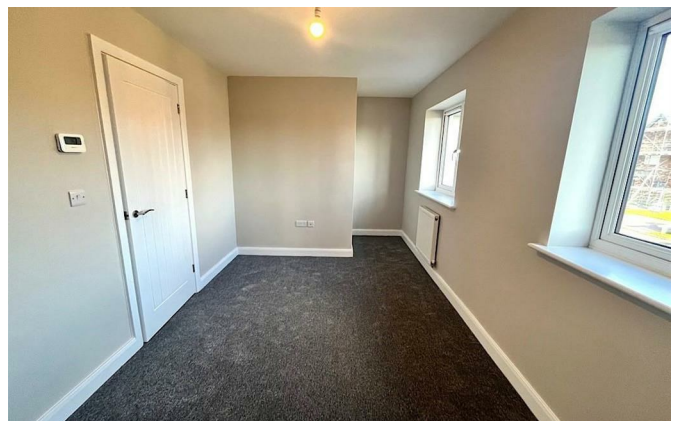
**FAMILY BATHROOM**

A beautifully presented modern three piece suite comprising of panelled bath with shower over and complimentary tiled wall, W/C, wash hand basin. Heated towel rail and complimentary tiled. Window to side aspect.

**OUTSIDE**

## 49 Morlas Meadows, Oswestry, St Martins, SY11 3FJ.

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**We're available 7 days a week**

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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