



BOWEN

PROPERTY SINCE 1862

Offers in the region of £350,000

🏠 2 Bedrooms 🚿 2 Bathrooms

Apartments 3 & 4 Valley Court, Morda Road,
Oswestry, Shropshire, SY11 2AY

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General Remarks

Bowen are pleased with instructions to offer Apartments 3 & 4 Valley Court off Morda Road in Oswestry for sale by private treaty. The property comprises of a pair of two bedroom first floor apartments within this gated community alongside the freehold title associated with the development.

Both apartments are well appointed with high quality fixtures and fittings, while they also include a single garage each and access to the communal gardens within the development. The apartments are warmed by an electric heating system and include double glazing. Internal inspection is essential in order to appreciate this individual development in this sought after location.

Location: Although the property stands in a quiet location, Oswestry town centre is a short walk away and offers a host of shops, restaurants and other amenities.

Easy access onto the A5/A483 provides direct access to the City of Chester and the county town of Shrewsbury which both offer a wider range of



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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

facilities as well as access to the motorway network beyond. The nearby train station at Gobowen offers rail links to Birmingham and Chester.

Accommodation

A secured entrance door at the side of the building provides access into:

Communal Entrance Hall: With stairs to the first floor landing providing access to Apartments 3 & 4.

Apartment 3: A door off the first floor landing leads into:

Hall: Cupboard housing pressurised hot water cylinder and slatted shelving. Separate storage cupboard, electric heater, access to loft space and doors off to:

Living Room: 14' 0" x 13' 4" (4.27m x 4.06m)
Electric heater and TV/telephone points.

Kitchen/Diner: 13' 1" x 12' 3" (3.98m x 3.73m) High quality range of fitted base/eye level wall units with quartz worktops over and inset 1.5 bowl stainless steel sink. Integrated double oven, separate induction hob with extractor hood over, integrated fridge, freezer and dishwasher. Space/plumbing for washing machine, wood effect flooring, electric heater, part tiled walls and TV point.

Bedroom 1: 15' 3" x 13' 5" (4.66m x 4.09m) max
Built in wardrobes, electric heater, TV point and door to:

En Suite: 8' 9" x 6' 10" (2.66m x 2.08m) Large walk in shower cubicle with rainfall shower, wash hand basin with vanity unit below and concealed flush w.c.

Tiled floor, part tiled walls, heated towel rail and extractor fan.

Bedroom 2: 12' 9" x 10' 9" (3.89m x 3.28m) Built in wardrobe, electric heater and TV point.

Shower Room: 9' 9" x 7' 5" (2.96m x 2.27m) max Suite comprising large walk in shower cubicle with rainfall shower, wash hand basin with vanity unit below and concealed flush w.c. Tiled floor, part tiled walls, heated towel rail and extractor fan.

Apartment 4: Accessed off the first floor landing with door into:

Hall: Electric heater, cupboard housing pressurised hot water cylinder and slatted shelving, access to loft space and doors off to:

Open Plan Living Space: 23' 9" x 16' 4" (7.25m x 4.97m) Kitchen Area - Range of high quality fitted base/eye level wall units with quartz worktops over and inset 1.5 bowl stainless steel sink. Integrated double oven, separate induction hob with extractor hood over, integrated fridge, freezer, dishwasher and washing machine. Wood effect flooring. Living Area - Two electric heaters and TV/telephone points.

Bedroom 1: 12' 8" x 11' 4" (3.86m x 3.45m) max
Built in wardrobe, electric heater, access to loft space, TV point and door to:

En Suite: 9' 4" x 4' 0" widening to 6' 1" (2.85m x 1.23m widening to 1.86m) Large shower cubicle with rainfall shower, wash hand basin with vanity









unit below and concealed flush w.c. Wood effect flooring, heated towel rail, part tiled walls and extractor fan.

Bedroom 2: 10' 11" x 10' 2" (3.32m x 3.09m)
Electric heater and TV point.

Shower Room: 7' 0" x 3' 9" widening to 7' 3" (2.14m x 1.14m widening to 2.20m) Large walk in shower cubicle with mixer shower, pedestal wash hand basin and low level flush w.c. Heated towel rail, wood effect flooring, part tiled walls and extractor fan.

Single Garages: Both apartments also include a single garage each with up/over door and off road parking provision in front.

Outside: The property is approached off Morda Road through electrically operating gates leading to the garages and parking. Also included are communal gardens which comprise of lawns with mature shrubs and flowering borders.

EPC Rating:

Apartment 3 - EPC Rating - Band 'D' (57).

Apartment 4 - EPC Rating - Band 'D' (56).

Tenure: We are informed that the property is freehold subject to vacant possession of Apartments 3 & 4 and the long leasehold interests granted to Apartments 1 & 2.

Council Tax Bands: Both Apartment 3 & 4 are Council Tax Band - 'B'.

Local Authority: Shropshire County Council.

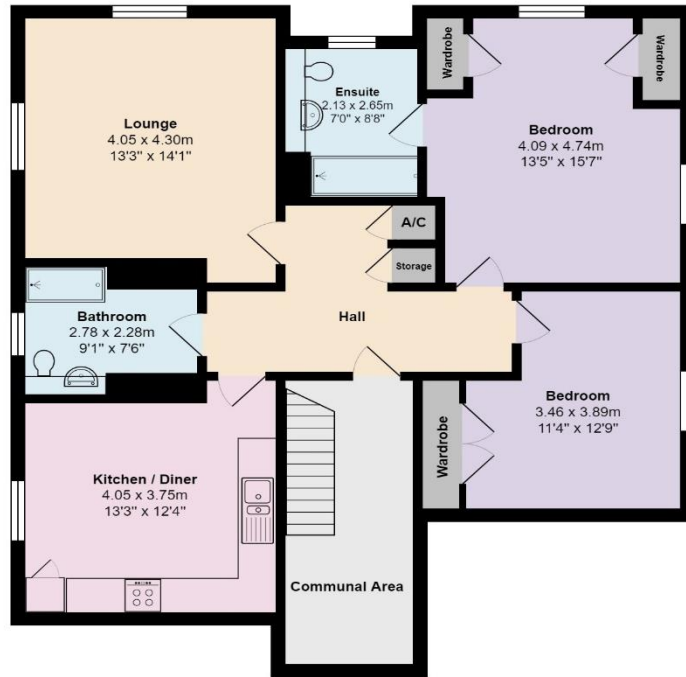
Directions: From Oswestry proceed up Church Street to the traffic lights. Continue straight ahead onto Upper Church Street and onto Morda Road. The gated entrance to the development will be found on the left hand side shortly after the Cricket Club.

<https://what3words.com/proposals.skyrocket.event>

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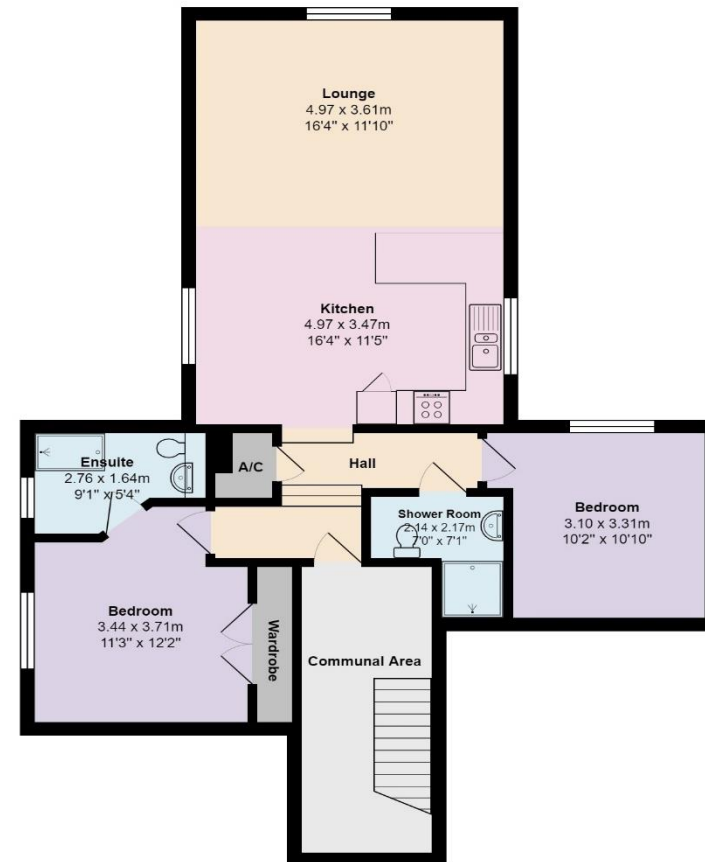
3, Valley Court, Morda Road, Oswestry, SY11 2AY



Total Area: 93.4 m² ... 1006 ft² (excluding communal area)

All measurements are approximate and for display purposes only

4, Valley Court, Morda Road, Oswestry, SY11 2AY



Total Area: 77.8 m² ... 838 ft² (excluding communal area)

All measurements are approximate and for display purposes only

