

# BOWEN

PROPERTY SINCE 1862



Offers in the region of £309,950

10 Sweeney Drive, Morda, Oswestry,  
Shropshire, SY10 9RH

🏠 4 Bedrooms

🚿 2 Bathrooms

## 10 Sweeney Drive, Morda, Oswestry, Shropshire, SY10 9RH



### General Remarks

A well presented 4 bedroom detached property situated in the quiet village of Morda near Oswestry. On the ground floor the accommodation includes a living room, dining room, kitchen, utility room and W.C, while the first floor there are 4 good sized bedrooms (master en-suite) with a family bathroom. The property benefits from roof mounted solar panels, gas fired central heating, double glazing and good sized enclosed rear gardens with off-road parking and a single garage to the front.

**Location:** The property is situated in the popular village of Morda approximately 1 mile from Oswestry town centre. The village benefits from a shop, public house and schools, being 5 - 10 minutes walk to both Morda C of E Primary school and The Marches school. Together with excellent road links onto the A5/A483 which lead to the larger towns of Shrewsbury, Welshpool, Wrexham and the City of Chester. Oswestry itself has an excellent range of shops, schools and other amenities and is surrounded by picturesque countryside. The nearby train station at Gobowen provides services to Manchester and Birmingham.

### Accommodation

A uPVC double glazed door at the front of the property leads into:

**Hallway:** Radiator and door into:

**Lounge:** 16' 9" x 13' 11" (5.11m x 4.25m) With stairs to first floor landing, fireplace housing coal effect fireplace, laminate flooring, radiator, thermostatic control, and archway into:

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**Dining Room:** 9' 2" x 7' 9" (2.8m x 2.36m)

Continuation of laminate flooring, uPVC glazed doors to the garden and separate door to:

**Kitchen:** 9' 3" x 9' 2" (2.81m x 2.8m) Fully fitted range of base and eye level wall units with worktop over and tiled surround. 1.5 bowl stainless steel sink/drainer with mixer tap over. Integrated electric oven, 4 ring gas hob, extractor hood over. Space for fridge/freezer, radiator and opening into:

**Utility:** 5' 2" x 5' 1" (1.57m x 1.56m) Space and plumbing for washing machine and tumble dryer with worktop over. Gas fired boiler, radiator, uPVC door to outside, and door into:

**Cloakroom:** Low level flush W.C, pedestal wash hand basin, radiator & laminate flooring.

**Stairs to First Floor Landing:** With access to loft space via loft ladder and doors off to:

**Bedroom 1:** 13' 10" x 13' 5" (4.22m x 4.09m) Radiator and door into:





**En-suite:** Low level flush W.C, wash hand basin with vanity unit below, fitted shower cubicle with direct feed shower and tiled surround. Radiator and tiled flooring.

**Bedroom 2:** 14' 5" x 8' 6" (4.4m x 2.6m) Fitted wardrobes and radiator.

**Bedroom 3:** 9' 6" x 7' 1" (2.9m x 2.17m)  
Radiator.

**Bedroom 4:** 11' 6" x 11' 10" (3.51m x 3.6m)  
Radiator.

**Family Bathroom:** 6' 5" x 6' 2" (1.95m x 1.88m)  
Suite comprising of panel bath with shower attachment over, low level flush W.C and wash hand basin with vanity cupboard below. Shaver port and radiator.

**Outside:** The property benefits from a large rear garden which is not overlooked and currently laid to lawn with two paved patio areas. There is also a large timber garden shed and gated access to the front of the property which has off-road parking for two vehicles.

**Integral Garage:** 16' 9" x 8' 5" (5.11m x 2.57m)  
Light/power laid on and up/over door to driveway.

**EPC Rating:** EPC Rating - Band 'B' (87).

**Council Tax & Local Authority:** Council Tax Band 'D'. Shropshire County Council

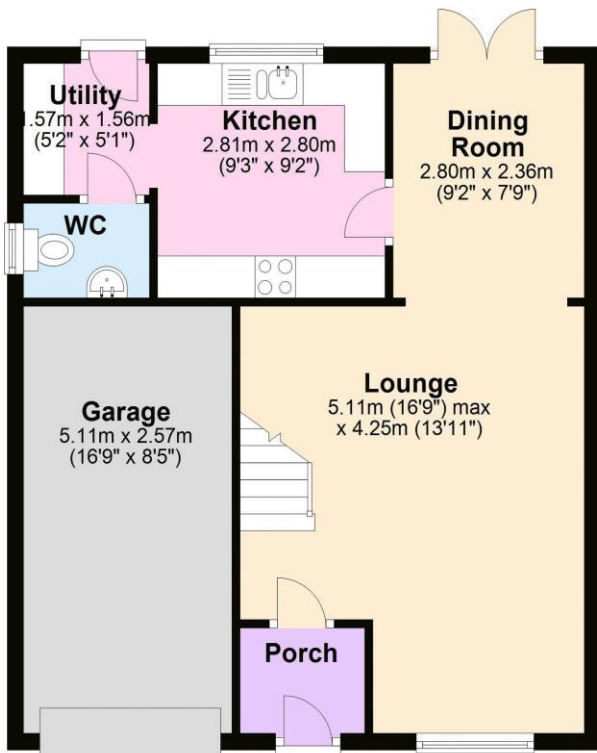
**Tenure:** We are informed that the property is freehold subject to vacant possession on completion.

**Directions:** From Oswestry take the A483 towards Welshpool. After 1 mile turn right sign posted to Morda. Continue into the centre of the village and turn right at the central crossroads onto Weston Road. Take the second right hand turn onto Parker Leighton Way, then follow this round to the right where you will come to Sweeney Drive and the property can be found immediately on the left.



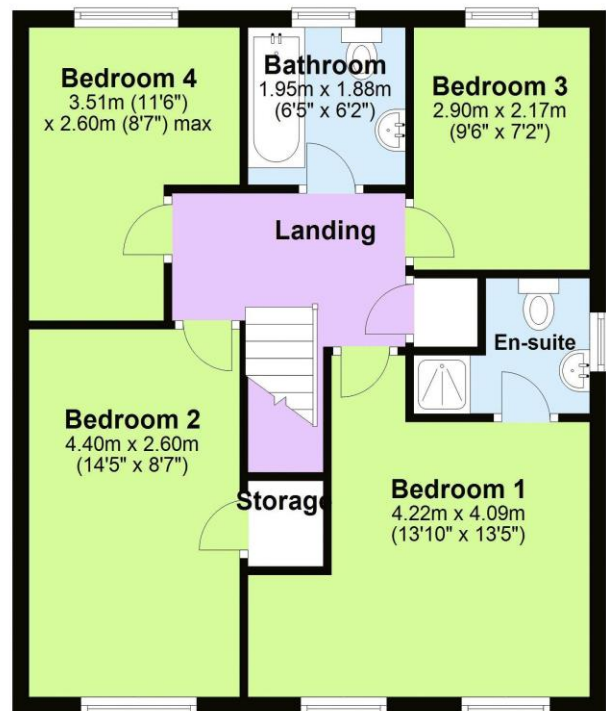
## Ground Floor

Approx. 55.5 sq. metres (597.0 sq. feet)



## First Floor

Approx. 55.5 sq. metres (597.0 sq. feet)



Total area: approx. 110.9 sq. metres (1194.0 sq. feet)

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.