



Roger
Parry
& Partners

Oak View, Morda Road, Oswestry, Shropshire,
SY11 2AU



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Asking Price £450,000

DETACHED FAMILY HOME. Roger Parry and Partners are pleased to bring to the sales market a wonderfully located detached family home on the outskirts of Oswestry town centre close to schools and amenities'. Benefitting from no onward chain, ample parking and gas central heating. In brief the accommodation affords entrance hall with cloakroom off, living room, dining room, kitchen/breakfast room and utility. The first floor offers four good sized bedrooms, two being ensuite and a family bathroom. Externally there is a double garage, ample off road parking and rear garden.



DESCRIPTION

A truly superb modern detached executive family home constructed in 2009 to a very high specification. The property boasts spacious accommodation to include four double bedrooms, two en-suites and a beautifully appointed kitchen. Other features include underfloor heating to the ground floor with four separate zones, water harvesting system and solid oak fittings throughout including internal doors, skirting boards and floors.

LOCATION

The property occupies an enviable position on the edge of this popular and busy market Town. A pleasant stroll from all amenities of the Town Centre including schools, banks, supermarkets, independent stores, restaurants and public houses, doctors and churches. There is ease of access to the A5 motorway network to both Chester and the County Town of Shrewsbury and the nearby railway station at Gobowen.

COVERED PORCH

A covered porchway with outside lighting leads to the front door.

ENTRANCE HALL

The impressive hallway has solid oak flooring, oak staircase and turned wrought iron balustrade leading to the first floor, solid oak glazed doors to the lounge, dining room and kitchen, decorative coving, spotlighting, underfloor heating, useful under stairs storage area, alarm panel and part glazed door to the front. Solid oak doors lead to the cloakroom, double garage and storage cupboard housing the zoned heating controls, thermostats and manifold.

LIVING ROOM

24'9" x 11'4"

With feature marble open fireplace with raised hearth (also with gas point), oak engineered flooring with underfloor heating, extensive power points, TV aerial sockets, telephone socket, large uPVC double glazed wood effect bay window to the front with two recessed spotlights, matching double French doors with full length window set to either side leading to private rear gardens, coved cornice, two central light points with ceiling roses, two wall light points, zone central heating thermostat control.

From Reception Hall, door to:

DINING ROOM

11'7" x 9'9"

With patio doors leading to the rear garden, decorative coved ceiling, underfloor heating, telephone point, solid oak flooring and skirting boards.

KITCHEN/ BREAKFAST ROOM

19'8" x 14'8"

The L-shaped kitchen/breakfast room is beautifully appointed with wall and base units with work surfaces over, integrated fridge and freezer, eye level electric oven and microwave, five ring AEG gas hob, Airforce stainless steel and glass contemporary extractor fan, one and a half bowl sink with mixer tap, underfloor heating, part tiled walls, under unit lighting, integrated dishwasher, slate effect tiled flooring, t.v. point and window to the rear overlooking the garden.

The breakfast area has a window to the side and a door leading through to the utility.

UTILITY ROOM

9'10" x 5'3"

With one and half bowl single drainer Franke sink unit set into marble effect laminate worksurface extending to two wall sections with range of cupboards under and tiled splash above, space and plumbing set for automatic washing machine, space for tumble dryer, range of eye level cupboards. Central light point, extractor fan, power points, tiled flooring with underfloor heating, tiled sill to uPVC wood effect window to the rear, matching service door to the side.

From Reception Hall, oak panelled door gives access to:

CLOAKROOM

With white suite comprising: low level flush WC, pedestal wash basin with tiled splash. Ceramic tiled flooring with underfloor heating, central light point, extractor fan, wood effect uPVC double glazed opaque glass window to the side.

From the Reception Hall an oak and glazed panelled door leads to:

FIRST FLOOR**LANDING**

With oak engineered flooring, radiator, power and lighting points, coving to ceiling, uPVC wood effect double glazed window to the front, door to built-in linen cupboard with shelving, central heating thermostat control for first floor radiators.

Landing gives access to bedroom accommodation comprising:

BEDROOM ONE

13'3" x 11'8"

Having solid oak flooring, radiator, TV. point, telephone point, decorative coving, door to en-suite and window to the rear overlooking the garden

EN-SUITE

10'4" x 6'7"

Fitted with a three piece suite comprising panelled bath, low level w.c. and pedestal wash hand basin, separate walk in shower cubicle with granite splashbacks, part tiled walls, tiled floor, spotlighting, coved ceiling, extractor fan, radiator and window to the rear.

BEDROOM TWO

21'0" x 10'5"

Having a window to the front and side, oak flooring, spotlighting, t.v. point, telephone point and part glazed door to the wet room.

WET ROOM

The wet room has part tiled walls, radiator, low level w.c, wash hand basin, shaver point, extractor fan and shower area with fitted shower.

BEDROOM THREE

16'0" x 11'8"

Having a window to the rear overlooking the garden, oak flooring, radiator, t.v. point, telephone point, coved ceiling and loft access with pull down hatch and ladder providing superb storage area.

BEDROOM FOUR

10'0" x 9'8"

With radiator, power and lighting points, oak engineered flooring, TV aerial socket, coving to ceiling, uPVC double glazed wood effect window to the front.

BATHROOM

8'10" x 6'7"

Fitted with a luxury three piece suite comprising panelled bath, low level w.c. and pedestal wash hand basin, separate walk in shower cubicle with granite splashbacks, part tiled walls, tiled floor, spotlighting, coved ceiling, extractor fan, radiator and window to the side.

DOUBLE GARAGE

19'8" x 16'9"

With two up and over doors, power and lighting points, gas-fired boiler set to one corner supplying the domestic hot water and central heating with hot water cylinder alongside, wood effect uPVC opaque glass window to the side, ample power and lighting points.

From Reception Hall, feature handmade oak and wrought iron staircase leading to:

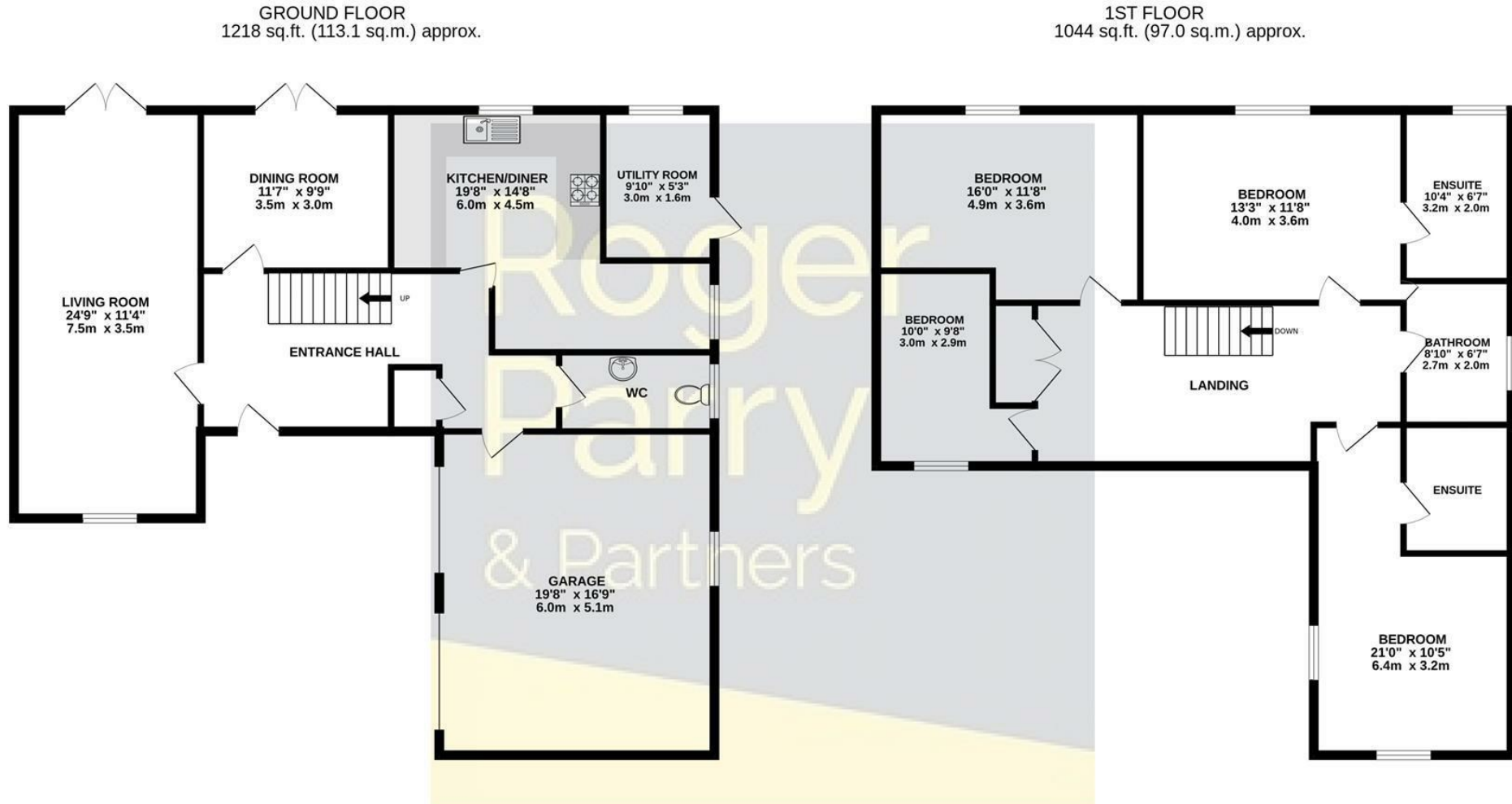
FRONT GARDEN

The property is approached over shared gravelled driveway leading onto large brick paved parking and turning area providing parking for up to four cars and giving access to garaging. Range of outside lights, raised flower bed set to one corner, gardens are enclosed by a variety of walling, brick paved pathway extends down the side of the property with further range of outside lights leading to the rear.

REAR GARDEN

From the french doors of Sitting Room and Dining Room out onto good sized wooden decking area with lawns extending, gardens are enclosed by a variety of brick walling with range of outside lights.

Floor Plan
(not to scale - for identification purposes only)



TOTAL FLOOR AREA : 2262 sq.ft. (210.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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General Services:

Local Authority: Shropshire County Council

Council Tax Band: E

EPC Rating: C

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From our Oswestry office proceed along Church Street to the traffic lights. Proceed straight over onto Upper Church Street which leads into Morda Road, where the property will be seen on the left hand side observed by our for sale board.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

The Estates Office, 20 Salop Road, Oswestry, Shropshire,
SY11 2NU

oswestry@rogerparry.net

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.