





16 Sweeney Drive, Morda, SY10 9RH
Offers In The Region Of £330,000

A well presented four bedroom detached family home located in a popular residential area situated in the village of Morda, the property is conveniently located close to the village amenities and just a short distance from Oswestry town Centre. Being offered for sale with no onward chain the property in brief affords: Entrance hall, cloakroom, living room, dining room, kitchen with utility, and conservatory. To the first floor are four bedrooms, bathroom and ensuite. Externally there is a garage, driveway and rear enclosed gardens.



LOCATION

The village offers everyday amenities including a well-regarded primary school, church and local shop, while the nearby market town of Oswestry provides a wider selection of shopping, leisure and healthcare facilities. Excellent road links via the A483 and A5 give easy access to Wrexham, Shrewsbury and Chester, with rail services available at Gobowen (approximately 3.5 miles) connecting to the national network. The surrounding Shropshire and Welsh border countryside offers a wealth of walking, riding and outdoor pursuits.

ENTRANCE HALL

With PVC front door, wood effect flooring, radiator, ceiling light and stairs to first floor. Door into;

CLOAKROOM

5'4 x 2'9 (1.63m x 0.84m)

With low level WC, wash hand basin, part tiled walls, radiator, ceiling light and uPVC window to the front.

LIVING ROOM

16'10 x 12'4 (5.13m x 3.76m)

Light and airy room with uPVC window to the front, feature fire place, wood effect flooring, ceiling light and radiator. Archway opening into;

DINING ROOM

11'2 x 8'1 (3.40m x 2.46m)

Continuation of wood effect flooring, ceiling light, radiator and double doors opening onto the rear patio entertainment area.

KITCHEN

11'2 x 15'11 (3.40m x 4.85m)

Modern fitted kitchen with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer below uPVC window overlooking the rear garden. Integral oven with four ring hob and extractor hood over and integrated dishwasher. Void for fridge/freezer, built in under stairs storage cupboard, radiator, part tiled walls, spot and ceiling lights and pedestrian door to the side. UPVC double doors opening into the conservatory.

UTILITY

5'10 x 8 (1.78m x 2.44m)

Base units with work surface over and void below for appliances. Radiator and ceiling light.

CONSERVATORY

13'7 x 9'1 (4.14m x 2.77m)

UPVC surround with windows overlooking the garden and double doors opening onto the patio area.

FIRST FLOOR

Landing space with built in airing cupboard, ceiling light and loft hatch.

BEDROOM ONE

11'11 x 10'6 (3.63m x 3.20m)

Double room with fitted wardrobes, uPVC window to the rear, ceiling light and radiator. Door into;

ENSUITE

4'4 x 6'8 (1.32m x 2.03m)

Enclosed shower cubicle, low level WC and wash hand basin. UPVC window to the side, light and extractor fan.

BEDROOM TWO

14'11 x 8'8 (4.55m x 2.64m)

Double room with uPVC window to the front, ceiling light and radiator.

BEDROOM THREE

11'1 x 8'11 (3.38m x 2.72m)

Double room with uPVC window to the front, ceiling light and radiator.

BEDROOM FOUR

8'5 x 13'6 (2.57m x 4.11m)

Double room with uPVC window to the rear, ceiling light and radiator.

BATHROOM

6 x 5'11 (1.83m x 1.80m)

White suite comprising panelled bath with shower over, low level WC and vanity unit with wash hand basin. Part tiled walls, light, uPVC window to the front and heated towel rail.

EXTERNAL**GARAGE**

8'8 x 8'4 (2.64m x 2.54m)

Up and over door to the front, power and lighting. Part of the garage has been sectioned off to create the utility room.

DRIVEWAY

Driveway to the front. There is also gated access leading to the side with a further parking area ideal for a caravan/campervan.

GARDENS

Garden to the rear mainly laid to lawn with patio area and raised decking. Enclosed with fencing. To the front is an lawned garden.

Agent Note**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water and drainage services are connected. We understand the Broadband Download Speed is: Standard 9 Mbps & Ultrafast 2300 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is D - Shropshire. We would recommend this is confirmed during pre-contact enquiries.

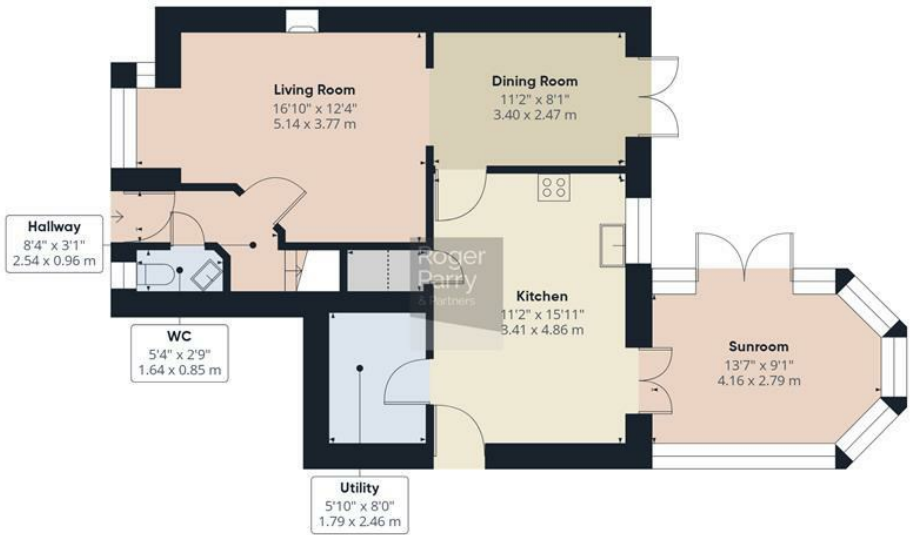
SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

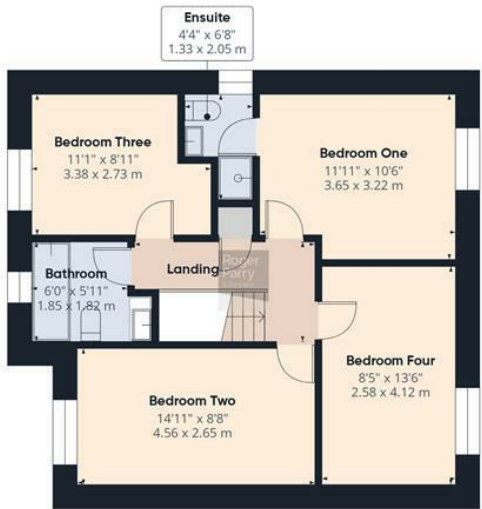
REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

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



Ground floor



Floor 1



Approximate total area⁽¹⁾

1267 ft²
117.7 m²

Reduced headroom

6 ft²
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority: Shropshire

Council Tax Band: D

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.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU

oswestry@rogerparry.net

01691 655334

**Roger
Parry**
& Partners



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 a 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.