



**14 Sweeney Drive, Morda, Oswestry, SY10 9RH**

Offers in the Region of **£229,950**



**Bedrooms:** 3

**Bathrooms:** 2

**Receptions:** 2

Discover this appealing three-bedroom semi-detached home, ideally situated in a peaceful cul-de-sac location in SY10 9RH. This modern property offers comfortable family living across 807 sq ft, featuring two reception rooms and two bathrooms, all for £229,950.

Upon entering, you are welcomed into the **Entrance Hall** (1.14m x 2.2m), complete with a fitted carpet and radiator. A convenient **Guest Cloakroom** (0.85m x 1.98m) on this level includes a front aspect window, low level WC, hand wash basin, and radiator.

The spacious **Lounge** (4.42m x 5.48m) benefits from front aspect windows and a fitted carpet, providing an excellent space for relaxation and entertaining. The well-appointed **Kitchen/Diner** (4.44m x 2.97m) features rear aspect windows, an under stairs cupboard, and a range of eye and base units. It is equipped with a gas hob, oven, and boiler, with ample space for a washing machine and dryer, making it a practical and heart-of-the-home space.

Ascending the **Stairs and Landing**, which feature side aspect windows, a fitted carpet, and a loft hatch, you will find three comfortable bedrooms. **Bedroom 1** (4.14m x 2.57m) offers front aspect windows, a fitted carpet, and a radiator. **Bedroom 2** (2.51m x 3.29m) provides rear aspect windows, a radiator, and a fitted carpet. The third bedroom, **Bedroom 3** (1.76m x 2.67m), also includes front aspect windows, a fitted carpet, and a radiator, ideal for a variety of uses.

The contemporary **Family Bathroom** (1.87m x 1.67m) is fitted with rear aspect obscured glass windows, a hand wash basin, low level WC, and a bath.

Externally, the property boasts a **Front Garden** with a gravel area and a driveway providing off-road parking for two vehicles. The **Rear Garden** is enclosed and secure, featuring both a patio and a lawn, perfect for outdoor enjoyment and relaxation. This home also benefits from UPVC doors and windows throughout, mains gas central heating, and mains electricity and water supplies. The tenure is Freehold, and the council tax band is 'C' with Shropshire Council.

This modern semi-detached home is an excellent opportunity for those seeking a property in a desirable, quiet location with convenient access to local amenities. An early viewing is highly recommended to fully appreciate the quality and comfort on offer.





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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Woodhead Sales & Lettings

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