



Asking Price £180,000

12 Erw Wen, Morda, Oswestry,  
Shropshire, SY10 9NQ

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 3 Bedrooms

 1 Bathroom

# 12 Erw Wen, Morda, Oswestry, Shropshire, SY10 9NQ



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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 expressively 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.

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### General Remarks

A spacious and well presented three bedroom mid terraced property situated in this established residential development in Morda on the fringes of Oswestry. The property has been well maintained by the current owner and includes modern fixtures/fittings throughout.

The living space includes a useful rear Garden Room addition, alongside a Utility which leads off the Kitchen. The property is warmed by gas fired central heating and has uPVC double glazing throughout. The good sized gardens are another notable feature, while there is also off road parking provided by the rear driveway.

**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 part glazed uPVC door at the front of the property leads into:



**Hall:** Radiator, telephone point, stairs to first floor landing and glazed doors off to:

**Living Room:** 11' 11" x 9' 11" (3.62m x 3.02m)  
Wood effect flooring, feature fireplace, radiator, tv point and opening into:

**Dining Room:** 9' 11" x 7' 6" (3.01m x 2.29m)  
Wood effect flooring, radiator and doorway to:

**Kitchen:** 11' 0" x 9' 8" (3.36m x 2.95m) Modern range of fitted base/eye level wall units with worktops over and inset ceramic sink/drainer.

Space for range cooker with extractor hood over.  
Space for fridge freezer, tiled floor, radiator, tv point and doors off to:

**Utility:** 9' 7" x 6' 4" (2.92m x 1.94m) max Fitted base/eye level wall units with worktops over.  
Radiator, tiled floor, understairs cupboard and part glazed uPVC door to front.

**Garden Room:** 20' 8" x 4' 9" (6.29m x 1.44m)  
Tiled floor, space for washing machine and tumble dryer, glazed roof and part glazed uPVC doors to gardens.





**Stairs to first floor landing:** Radiator, access to loft space, airing cupboard housing Worcester gas fired boiler and slatted shelving. Doors off to:

**Bedroom 1:** 11' 8" x 10' 4" (3.55m x 3.14m) incl wardrobe Fitted wardrobe and radiator.

**Bedroom 2:** 13' 9" x 9' 1" (4.18m x 2.78m) max Radiator and fitted wardrobe.

**Bedroom 3:** 10' 10" x 6' 5" (3.29m x 1.95m) Radiator.

**Shower Room:** 7' 5" x 5' 7" (2.25m x 1.70m) Modern suite comprising large walk in shower cubicle with mixer shower, pedestal wash hand basin and low level flush w.c. Panelled walls and heated towel rail.

**Outside:** The gardens are good sized and a notable feature of the property. At the front of the property, these are hard landscaped with slabbed path, slate chipped areas and a raised fish pond.

To the rear there is a paved patio adjoining the property with steps up to raised lawns and a driveway beyond bordered by raised beds, a greenhouse and timber storage shed.

**Agent's Note Re: Construction:** We are advised that the property is of non standard construction and believe it to be a Wimpey No-Fines house. This property type is not classed as defective under the Housing Defects Act 1984. Mortgage buyers should consult their broker or lender for property specific advise.

**Tenure:** The property is freehold and is currently tenanted, therefore could be sold as an investment with the tenants in situ. However the property can also be sold with full vacant possession provided on completion.

**Services:** We are informed that the property has mains water, gas, electricity and drainage connections.

**EPC Rating:** EPC Rating - Band 'C' (70).

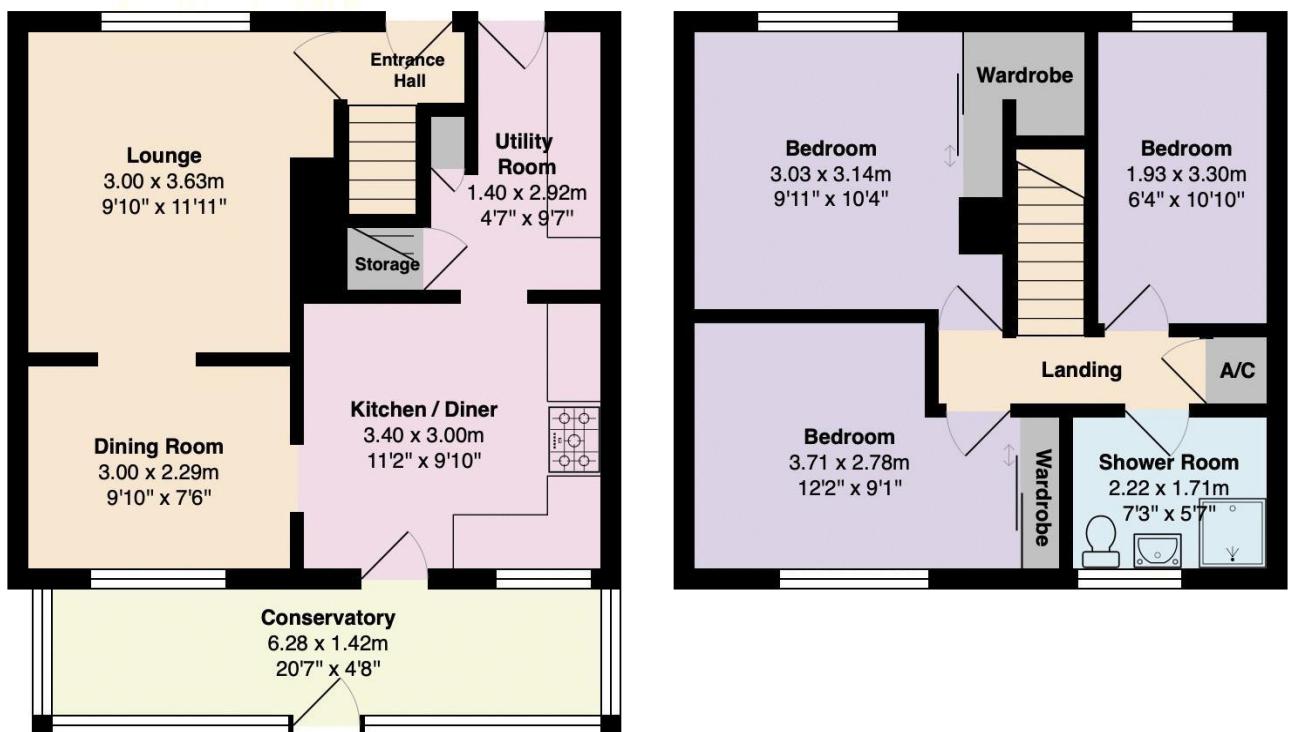
**Local Authority:** Shropshire County Council.

**Council Tax Band:** Council Tax Band - A.

**Directions:** From Oswestry take the A483 towards Welshpool. After 1 mile turn right sign posted to Morda. Continue until you reach the Morda primary school and turn right into Erw Wen and right again where you will find the property situated on the right hand side.



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Total Area: 90.2 m<sup>2</sup> ... 971 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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