

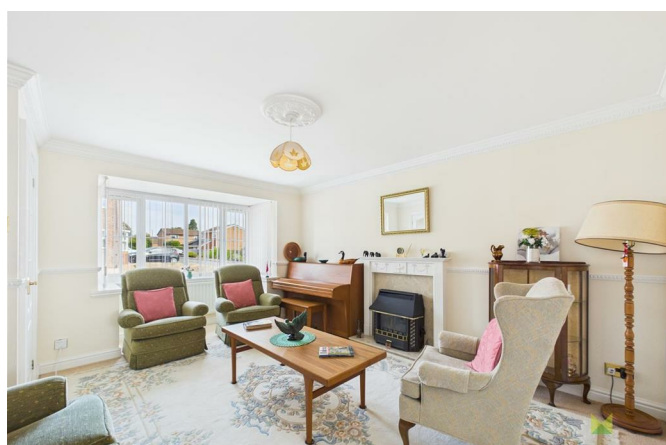
# 3 Glentworth Drive Oswestry SY10 9JB



4 Bedroom House - Detached  
Offers In The Region Of £365,000

## The features

- SPACIOUS FOUR BEDROOM FAMILY HOME
- SEPERATE LOUNGE AND DINING ROOM
- UTILITY ROOM, CLOAKROOM AND GARAGE
- THREE FURTHER BEDROOMS AND FAMILY BATHROOM
- WELL STOCKED ENCLOSED REAR GARDEN
- ENVIABLE CUL DE SAC LOCATION NEAR TO AMENITIES
- KITCHEN/ BREAKFAST ROOM WITH FITTED APPLIANCES
- PRINCIPAL BEDROOM WITH ENSUITE
- DRIVEWAY AND GARAGE WITH OFF ROAD PARKING
- ENERGY PERFORMANCE RATING "



**\*\*\* BEAUTIFULLY PRESENTED FOUR BED FAMILY HOME \*\*\***

**An opportunity to purchase this well looked after four bedroom detached family home offering spacious and versatile living accommodation throughout perfect for the growing family.**

**Occupying an enviable position on this much sought after estate in Morda, just a pleasant stroll, or short drive into the nearby Market Town centre and having ease of access to the A5/ M54 motorway network.**

**Briefly comprising of Reception Hall, Lounge, Dining Room, Kitchen/ Breakfast Room, Utility & Cloakroom, Principal Bedroom with Ensuite, Three Further Bedrooms and Family Bathroom.**

**Having benefit of gas central heating, double glazing, driveway and garage with off road parking and well stocked enclosed rear garden.**

**Viewings essential**

**Property details**

**LOCATION**

The property occupies an enviable position on the edge of this popular development in the heart of the village of Morda, ideally placed for commuters with ease of access to the A5/M54 motorway network. Morda has excellent local facilities including primary school, church, general store, public house and lovely countryside walks. The busy market Town of Oswestry is a short drive away where you will find a host of national and independent stores and eateries.

**RECEPTION HALL**

Covered entrance with door leading into the Reception Hall. Staircase leads to the First Floor Landing. Radiator, door leading into,

**LOUNGE**

Well lit room with bay window overlooking the front aspect. Feature fireplace with surround and hearth. Coved ceiling and dado railing. TV and media point. Radiator, door leading into,

**DINING ROOM**

With French doors opening out to the Rear Garden. Space for dining table, coved ceiling and dado railing, radiator and door leading into,

**KITCHEN/ BREAKFAST ROOM**

Fitted with a range of base level units comprising of cupboards and drawers with work surface over. Drainer sink set into base level unit, integrated oven/grill with inset four ring gas hob and extractor hood over. Further range of wall mounted units, window to the rear aspect. Door opening to understairs storage cupboard, further door leading into the Garage. Tiled flooring, radiator, space for breakfast table and door leading into,

**UTILITY ROOM**

With door leading out to the Rear Garden. Worksurface with space beneath for washing machine and tumble dryer. Radiator, door leading into,

**CLOAKROOM**

With WC and wash hand basin with complimentary tiled splashback. Radiator.

**FIRST FLOOR LANDING**

Staircase leads from the Reception Hall to the First Floor Landing, with access to the loft space. Radiator, door opening to airing cupboard. Doors leading off,

**PRINCIPAL BEDROOM**

With window overlooking the front aspect. Range of fitted wardrobes. Radiator, door leading into,

**ENSUITE**

With window to the side aspect. Suite comprising of shower cubicle, WC and wash hand basin. Partially tiled walls. Radiator.

**BEDROOM 2**

Double bedroom with window overlooking the front aspect. Radiator.

**BEDROOM 3**

Double bedroom with window overlooking the rear aspect. Radiator.

**BEDROOM 4**

With window overlooking the rear aspect. Radiator.

**FAMILY BATHROOM**

With window overlooking the rear aspect. Suite comprising of panelled bath, WC and wash hand basin. Radiator.

**GARAGE**

With up and over door to the front aspect. Power and lighting.

**OUTSIDE**

To the front of the property there is a driveway providing off road parking, area laid. with lawn and pathway leading to the Rear Garden. The Rear Garden

has a paved patio area perfect for entertaining with friends and family. Area laid with lawn and bordered with flower borders planted with a range of established shrubs and specimen trees. Enclosed with fencing.

## GENERAL INFORMATION

### TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

### SERVICES

We are advised that all main services are connected.

### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band D - again we would recommend this is verified during pre-contract enquiries.

### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

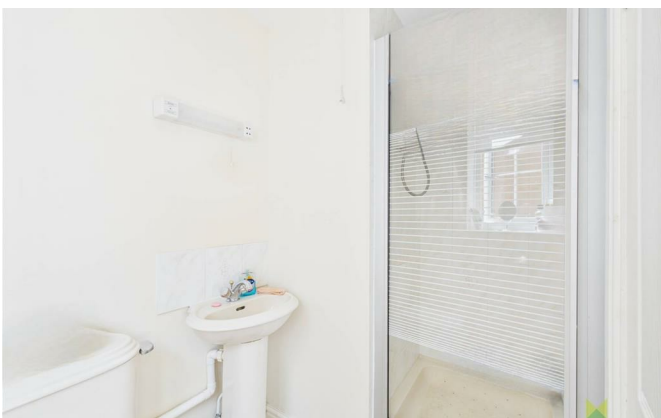
### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

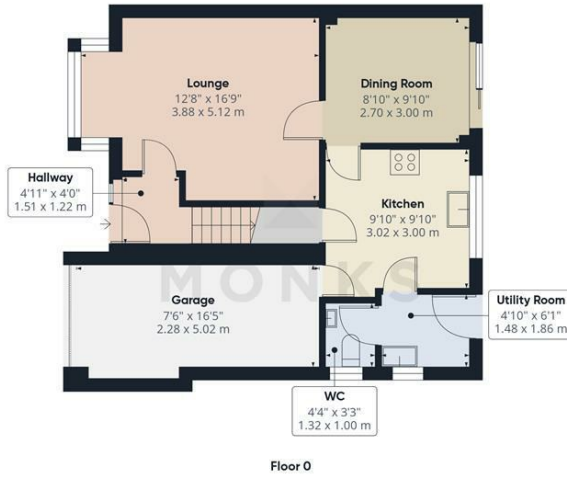




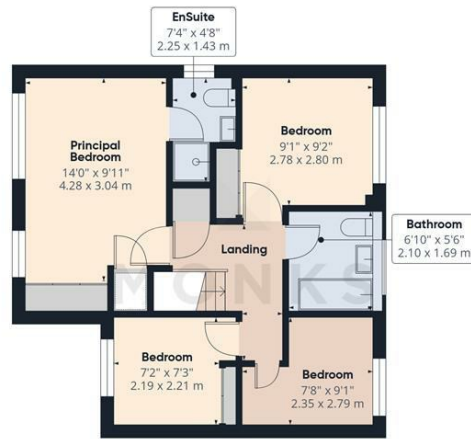
### 3 Glentworth Drive, Oswestry, SY10 9JB.

4 Bedroom House - Detached  
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Floor 0



Floor 1

Approximate total area<sup>®</sup>  
1075 ft<sup>2</sup>  
99.9 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360



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## We're available 7 days a week


HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic

### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.