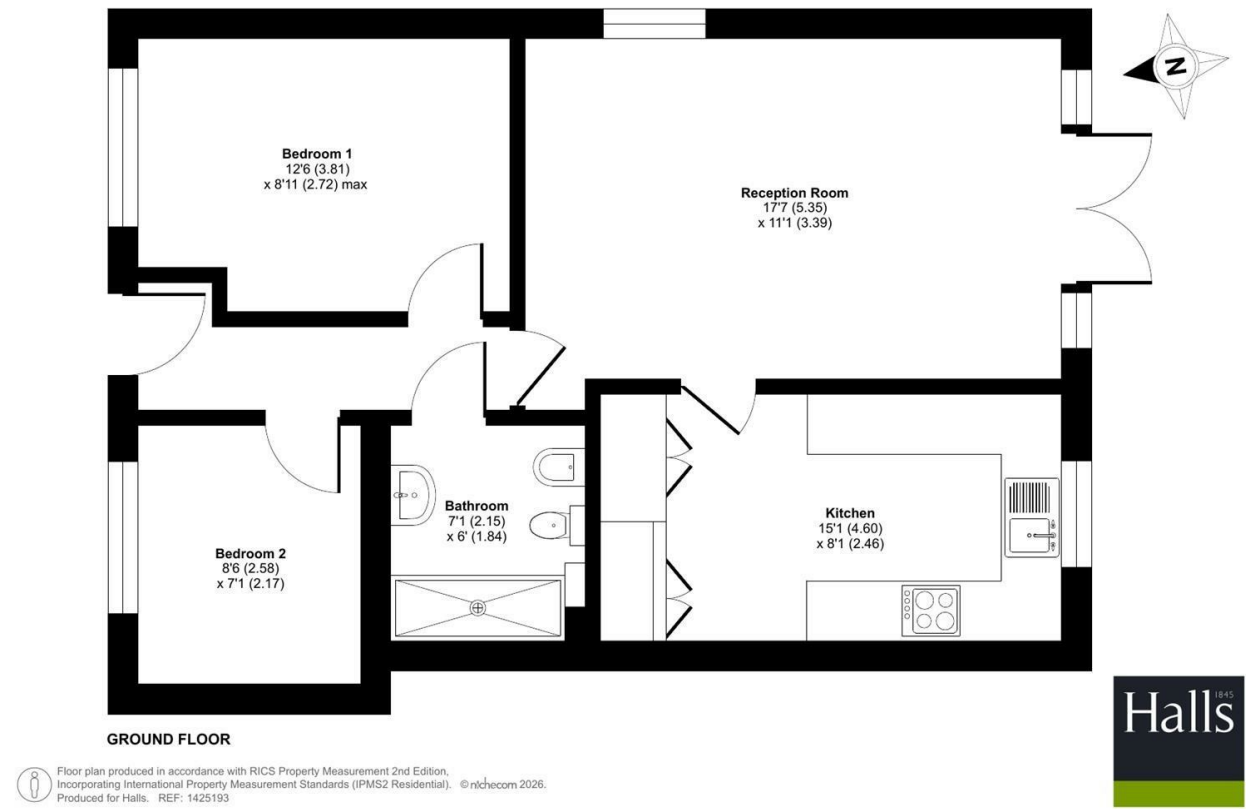


FOR SALE

9 Parish View, Morda, Oswestry, SY10 9FL



Approximate Area = 605 sq ft / 56.2 sq m
For identification only - Not to scale



FOR SALE

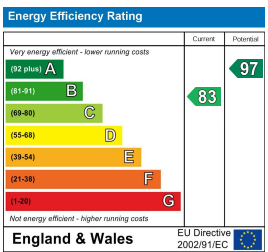
Offers in the region of £210,000

9 Parish View, Morda, Oswestry, SY10 9FL

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Brought to the market with no onward chain is this beautifully presented two-bedroom semi-detached bungalow located within a popular development in Morda, enjoying fantastic countryside views from the rear garden. The property offers modern, well-maintained accommodation throughout, together with driveway parking and a pleasant enclosed rear garden, making it ideal for downsizers, first-time buyers or those seeking single-storey living close to Oswestry.



01691 670320

Oswestry Sales
20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry@hallsgb.com



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1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Well-presented two bedroom semi-detached bungalow
- Driveway providing off-road parking
- NO ONWARD CHAIN
- French doors leading onto the rear garden
- Fantastic countryside views from the rear garden

DESCRIPTION

9 Parish View is a beautifully presented two-bedroom semi-detached bungalow situated within a popular cul de sac location on the edge of Morda, enjoying particularly attractive views to the rear over the surrounding countryside. The property offers well-maintained and modern accommodation throughout, together with off-road parking and a pleasant enclosed rear garden.

From the Driveway you approach the front door of the property which opens to the light hall with a tiled floor and access to the two bedrooms and leads into a welcoming reception room. This is a well-proportioned and light-filled living space, offering ample room for seating and everyday living.

To the rear of the property is a modern fitted kitchen, comprising a range of base and wall units with complementary work surfaces and space for appliances. French doors open directly from the living accommodation onto the rear patio and garden, creating an excellent connection between the indoor and outdoor spaces while taking full advantage of the fantastic open views The bungalow provides two bedrooms, including a well-proportioned principal bedroom and a second bedroom which could also be used as a guest room, home office or hobby room. This accommodation is complimented by a modern, fully tiled shower room. Including a large, easily accessed, enclosed silver shower, WC, bidet, and wash hand basin.

The property combines modern, low-maintenance living with an attractive setting and would be ideal for a range of buyers including downsizers, first-time buyers or those seeking a well-presented bungalow within easy reach of Oswestry and local amenities.

OUTSIDE

The property is approached over a tarmac driveway providing off-road parking. The front garden has been designed for ease of maintenance and is mainly laid to decorative stone with planters, creating an attractive frontage.

To the rear, the property enjoys a pleasant enclosed garden comprising a paved patio area positioned directly outside the French doors, providing an ideal space for outdoor dining and entertaining. The remainder of the garden is laid to lawn with raised planting beds and timber fencing to the boundaries. A particular feature of the property is the fantastic open outlook from the rear garden, enjoying attractive views over the surrounding countryside.

W3W

What3Words:///truth.catch.occur

DIRECTIONS

From our Oswestry office proceed out of town along Morda Road, continuing straight ahead towards the village of Morda. Continue past the Glentworth area and proceed into Morda village. Turn left onto Trefonen Road, 1st left onto Old Mapsis way, Parish View can be found on the left close to the end of Mapsis Way.

SITUATION

The property is situated in the popular village of Morda, located approximately 1.5 miles from the market town of Oswestry. Morda offers a range of local amenities including a convenience store, public house, primary school and community facilities, while Oswestry provides a wider range of shopping, leisure and educational facilities. The area also enjoys excellent access to the surrounding Shropshire and Welsh countryside, making it ideal for those who enjoy outdoor pursuits.

SCHOOLING

The property is well placed for a number of well-regarded schools for all age groups. Morda C of E Primary School is located within the village, with further primary schooling available nearby in Oswestry including Woodside Primary School and The Meadows Primary School. Secondary education is provided at The Marches School in Oswestry and St Martins School, both offering education through to sixth form.

For those seeking independent education, Oswestry School provides co-educational day and boarding education, while Moreton Hall School, located nearby at Weston Rhyn, offers independent schooling with day and boarding facilities.

SERVICES

We understand that the property benefits from mains water, electricity, drainage and gas central heating.

TENURE

The property is Freehold and offered for sale by private treaty, with vacant possession available upon completion.

LOCAL AUTHORITY

Shropshire County Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

COUNCIL TAX

The property is currently banded in Council Tax Band B.

VIEWINGS

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

ANTI-MONEY LAUNDERING

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.