





45 Erw Wen, Morda, Oswestry, SY10 9NH
Offers In The Region Of £175,000

A well presented two bedroom end of terrace property situated at the end of a cul-de-sac in the popular village of Morda. The property has been well maintained by the current owner and offers scope for extending with current planning permission in place. In brief the accommodation affords Entrance hall, living room, kitchen/diner, utility with cloakroom, sun room, two double bedrooms and bathroom. Externally there is parking for several vehicles and enclosed rear garden with beautiful countryside views. New Roof fitted in 2019.



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. 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.

ENTRANCE HALL

Accessed through uPVC front door from the driveway. Radiator, telephone point, stairs to first floor landing and door into;

LIVING ROOM

11'4 x 14'6 (3.45m x 4.42m)

A beautiful room with feature outbuilt fireplace with exposed brick and beam over a inset wood burner, wood effect flooring, ceiling light large uPVC window to the front and radiator. Door into;

KITCHEN/DINER

7'9 x 13'8 (2.36m x 4.17m)

Modern fitted kitchen with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer below a uPVC window overlooking the garden. Void for appliances, built in storage cupboard, part tiled walls, breakfast bar, and radiator. Door into;

UTILITY

7'8 x 3'9 (2.34m x 1.14m)

Fitted cupboards, work surface with void and plumbing for washing machine, wall mounted Worcester boiler. UPVC door into the conservatory and door into;

CLOAKROOM

3'8 x 2'8 (1.12m x 0.81m)

WC, extractor fan and ceiling light.

SUNROOM

8'1 x 7'3 (2.46m x 2.21m)

Light and airy room with uPVC surround and double doors overlooking the rear garden and beyond over the fields.

FIRST FLOOR

Newly decorated hall, stairs and landing leading through to the bedrooms. Newly fitted carpets on the stairs, landing and two bedrooms. There is a ceiling light, window to the side and doors off to accommodation.

BEDROOM ONE

9'1 x 14'6 (2.77m x 4.42m)

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

BEDROOM TWO

9'11 x 11'2 (3.02m x 3.40m)

Double room with uPVC window to the rear with beautiful countryside views, fitted cupboard, ceiling light and radiator.

BATHROOM

5'4 x 6'4 (1.63m x 1.93m)

Modern suite comprising panelled bath with shower over, low level WC and wash hand basin. Heated towel rail, window to the rear, tiled walls and ceiling light.

EXTERNAL

The plot size and situation is a notable feature of the property offering countryside views to the rear and ample parking.

GARDENS

There is a further gravelled parking area - ideal for a caravan. Lawn gardens with sitting areas to take in the beautiful views, pond and a variety of plants and shrubbery. The owners currently have a large workshop and garden shed that they would be taking with them. Offering further space.

PARKING

There is a driveway to the front of the property offering parking.

PLANNING PERMISSION

The current owners gained planning permission in 2024 for erection of a single storey extension to the rear. Planning reference: 24/03563/HHE

AGENT NOTE - CONSTRUCTIONS

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.

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, gas and drainage services are connected. We understand the Broadband Download Speed is: Standard 22 Mbps & Ultrafast 2300 Mbps. Mobile Service: Good. 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 A - Shropshire. We would recommend this is confirmed during pre-contact enquires.

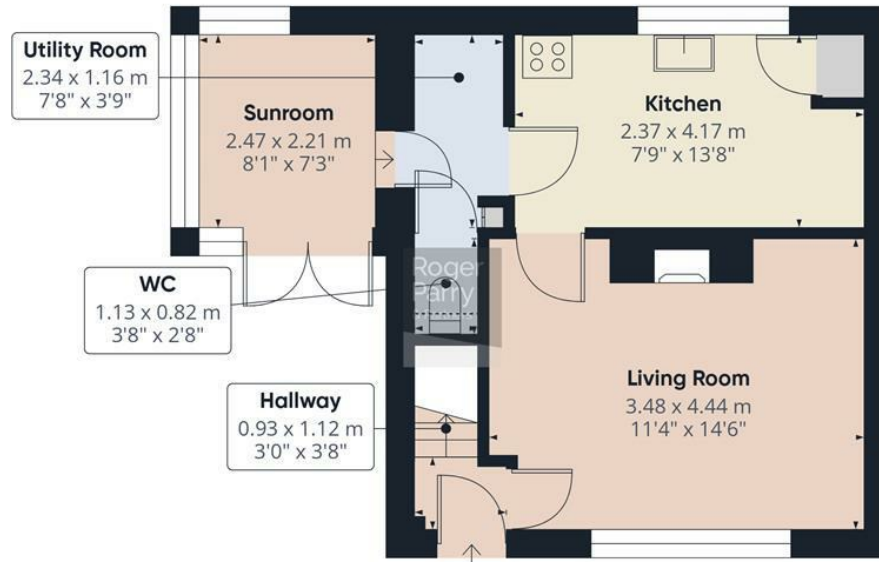
SURVEYS

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.

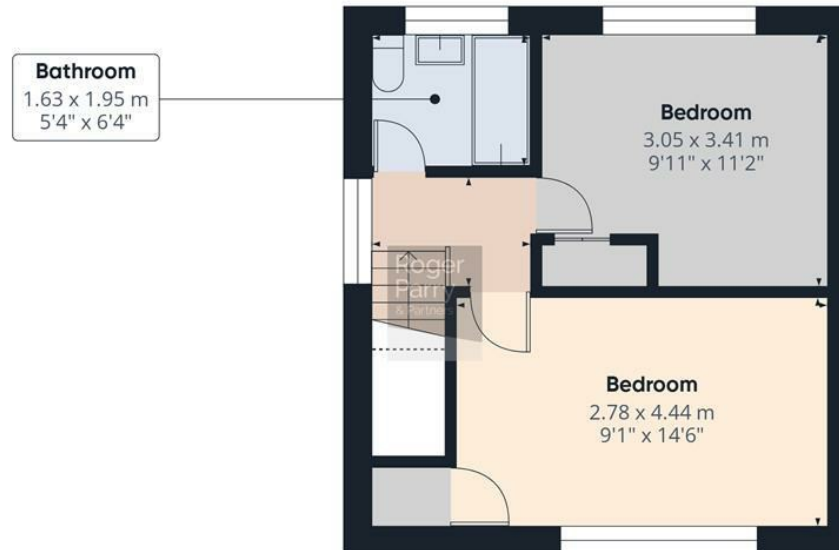
REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

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⁾

64.7 m²
696 ft²

Reduced headroom

0.2 m²
2 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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: A

EPC Rating: D

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



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 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.