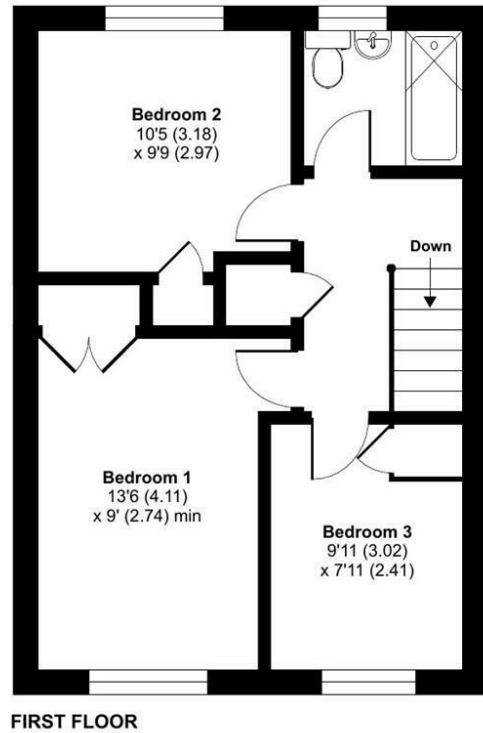
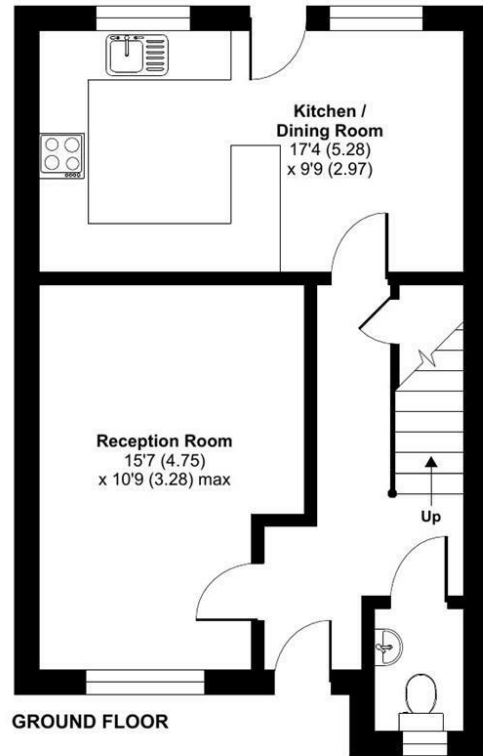


FOR SALE

35 Milars Field, Morda, Oswestry, SY10 9PU



Approximate Area = 911 sq ft / 84.6 sq m
For identification only - Not to scale



FOR SALE

Offers in the region of £239,950

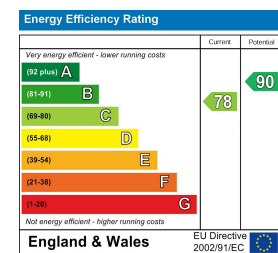
35 Milars Field, Morda, Oswestry, SY10 9PU

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nXchem 2025. Produced for Halls. REF: 1291052

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



01691 670 320

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






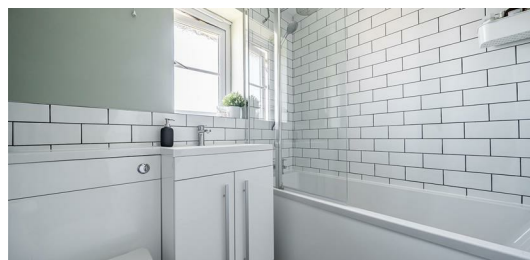
Viewings Highly Recommended, Well-presented three-bedroom mid-terrace home in a quiet village-edge setting, just five minutes from Oswestry. Features a modern kitchen-diner, spacious lounge, three good-sized bedrooms, driveway parking for two cars, and a sunny rear garden. Close to local amenities, primary school and countryside walks.



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

Oswestry – approximately 1.5 miles, Chirk – approximately 7 miles, Wrexham – approximately 16 miles, Shrewsbury – approximately 20 miles, Welshpool – approximately 14 miles

 2 Reception Room/s
 3 Bedroom/s
 1 Bath/Shower Room/s



- Stylish Modern Interior
- Three Bedrooms and Family Bathroom
- Beautifully Maintained, South-facing Garden
- Private Parking for Two Cars
- Quiet Village Setting
- Family-friendly Location Opposite a Park

DESCRIPTION

Halls are delighted with instructions to offer 35 Milars Field in Morda.

Situated on the edge of a peaceful residential development in the popular village of Morda, this well-presented three-bedroom mid-terraced home offers the perfect blend of modern comfort and convenient access to countryside and town alike.

The property features a stylish and contemporary interior, with a spacious kitchen-diner ideal for everyday living and entertaining, and a separate lounge offering a cosy space to relax. Upstairs, three well-proportioned bedrooms provide flexible accommodation for families, couples or professionals, along with a family bathroom.

Outside, the home benefits from a private driveway with parking for two vehicles and a rear garden designed to capture the sun – perfect for summer enjoyment.

Located just a five-minute drive from Oswestry town centre and within easy reach of local amenities, schools, and scenic country walks, this is a fantastic opportunity to enjoy village life with town convenience.

SITUATION

Ideally positioned directly opposite a well-maintained park, this home enjoys a family-friendly setting that's perfect for children to play and for leisurely walks. The area offers a range of everyday amenities including a local primary school, while Oswestry town centre is just a short drive away, providing an excellent choice of shops, cafés, and essential services.

With superb road links to Welshpool, Shrewsbury, Wrexham and Chester, this location combines convenience with a welcoming community feel – making it an ideal choice for families and commuters alike. Early viewing is highly recommended.

W3W

///dusty.waxer.maddening

SCHOOLING

The area surrounding this property offers a broad range of educational opportunities, making it an excellent choice for families with children of all ages. Morda CE Primary School provides a friendly and inclusive environment for pupils aged 5 to 11. Nearby, the popular Trefonen CE Primary School offers another strong primary option just a short drive away.

For secondary education, The Marches School in Oswestry is a well-established and high-performing academy catering for students aged 11 to 18, with a large sixth form and a reputation for academic achievement.

Families looking for independent education have access to Oswestry School, a prestigious day and boarding school for pupils aged 4 to 18, known for its academic excellence and extensive extracurricular opportunities. Also nearby is Moreton Hall School, an independent boarding and day school for girls (and boys in the prep school), offering a highly regarded all-round education set in beautiful grounds.

DIRECTIONS

To reach 35 Milars Field from Oswestry town centre, head southwest on the B5069 (Morda Road) and continue straight into the village of Morda. At the crossroads, turn right onto Trefonen Road. Continue and then take the third left onto Milars Field. Number 35 will be on your left.

THE PROPERTY

Stepping through the front door of 35 Milars Field, you are welcomed into a central entrance hall with immediate access to a convenient cloakroom/WC. To your left, a door leads into the reception room – a bright and comfortable front-facing space, ideal for relaxing or entertaining, with a large window drawing in natural light.

From the hallway, continue through to the rear of the house where you'll find a spacious and modern kitchen/dining room. This well-planned area stretches across the full width of the property, with dual rear-facing windows and a door opening out to the garden, creating a sociable hub perfect for everyday living and entertaining. The kitchen features ample worktop space, integrated cooking facilities, and room for a family dining table.

Upstairs, a central landing connects to three well-proportioned bedrooms and the family bathroom. The principal bedroom sits to the front and provides a generous double room with space for wardrobes. Adjacent is Bedroom 3 – a versatile single, currently ideal as a home office or nursery. To the rear, Bedroom 2 offers another comfortable double with views over the garden. A well-appointed bathroom with a shower-over-bath completes the accommodation.

OUTSIDE

To the front of the property is a private driveway with off-road parking for two vehicles. The rear garden is a delightful space, perfect for enjoying warm days and a spot of gardening.

Situated within walking distance of open countryside and only a short drive from Oswestry, the home combines rural charm with excellent convenience.

THE ACCOMMODATION COMPRISES:

Ground floor - Entranceway, Living Room, Kitchen/Dining Room, WC
 First floor - Bedroom 1, Bedroom 2, Bedroom 3 and Family Bathroom

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. None of these have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX/LOCAL AUTHORITY

The property is currently banded in Council Tax Band B - Shropshire County Council.

VIEWINGS

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

ANTI-MONEY LAUNDERING (AML) CHECKS

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.