Roger Parry & Partners

4 Kingfisher Way, Morda, Oswestry, SY10 9LX

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Offers In The Region Of £395,000

This spacious four bedroom detached home occupies an enviable position in the heart of this popular village close to the Town and ideal for commuters with ease of access to the A5/M54 motorway network. In brief the accommodation affords Entrance hall with cloakroom, living room, dining room, sunroom, kitchen, and utility. To the first floor are four bedrooms, bathroom and ensuite. Externally there is a garage, driveway and rear enclosed gardens.

LOCATION
The village offers everyday amenities including a well-regarded primary school, church and local shop, while the nearby market town of Oswestry provides a wider selection of shopping, leisure and healthcare facilities. Excellent road links via the A483 and A5 give easy access to Wrexham, Shrewsbury and Chester, with rail services available at Gobowen (approximately 3.5 miles) connecting to the national network. The surrounding Shropshire and Welsh border countryside offers a wealth of walking, riding and outdoor pursuits.

HALLWAY
6'1 x 13'6 (1.85m x 4.11m)
Through PVC front door, wood effect flooring, ceiling light, radiator and stairs to first floor. Door into;

LIVING ROOM
10'11 x 17'3 (3.33m x 5.26m)
Light and airy room with bay window to the front, feature fireplace with inset gas fire, radiator and wall and ceiling lights. Part glazed double doors into;

DINING ROOM
10'10 x 11'2 (3.30m x 3.40m)
With uPVC sliding doors into the sunroom, ceiling light, radiator and door into the kitchen.

SUNROOM
8'9 x 9'3 (2.67m x 2.82m)
With uPVC windows overlooking the garden and uPVC double doors opening onto the patio, tiled flooring and wall light.

KITCHEN
14'10 x 10'4 (4.52m x 3.15m)
Modern fitted kitchen with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer below a window overlooking the garden. Integral oven with gas hob and extractor hood over, and integrated dishwasher. Void for fridge/freezer, part tiled walls, radiator, spotlighting and door into;

UTILITY
5'6 x 5'1 (1.68m x 1.55m)
Continuation of modern wall and base units with inset sink, mixer tap and drainer, void for washing machine, part tiled walls, light and door to the side.

CLOAKROOM
Low level WC, was hand basin, radiator and ceiling light.

LANDING
Built in storage cupboard, ceiling light, and doors off to;

BEDROOM ONE
10'11 x 15 (3.33m x 4.57m)
Double room with fitted wardrobes, window to the front, radiator and ceiling light. Door into;

ENSUITE
3'4 x 8'9 (1.02m x 2.67m)
White suite comprising enclosed shower cubicle, low level WC and was hand basin. Window to the front, tiled flooring and heated towel rail. Built in cupboard.

BEDROOM TWO
8'6 x 11'10 (2.59m x 3.61m)
Double room with fitted wardrobes, window to the front, ceiling light and radiator.

BEDROOM THREE
9'4 x 9'10 (2.84m x 3.00m)
Double room with fitted wardrobes, window to the rear, ceiling light and radiator.

BEDROOM FOUR
9'3 x 8'4 (2.82m x 2.54m)
Double room with fitted wardrobes, window to the rear, ceiling light and radiator.

BATHROOM
7'2 x 8'7 (2.18m x 2.62m)
White suite comprising panelled bath with shower attachment, low level WC and was hand basin. Window to the rear, tiled flooring, radiator, and extractor fan.

GARAGE
8 x 16'7 (2.44m x 5.05m)
With up and over door to the front, pedestrian door to the side, power and lighting.

EXTERNAL

FRONT
To the front is a driveway for parking two vehicles, and gravelled area to the side. Pathway leading to the front and side access.

REAR
Good sized rear garden mainly laid to lawn with patio and tiered area to the back with raised decking. Variety of plants and shrubs.

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 11 Mbps & Ultrafast 2300 Mbps. Mobile Service: Likely. 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 D. 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)

Approximate total area(1)

131.7 m²

1420 ft²

Reduced headroom

0.1 m²

1 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: D
EPC Rating: C
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

Roger Parry & Partners

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 t o 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 s hould 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 b een 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.