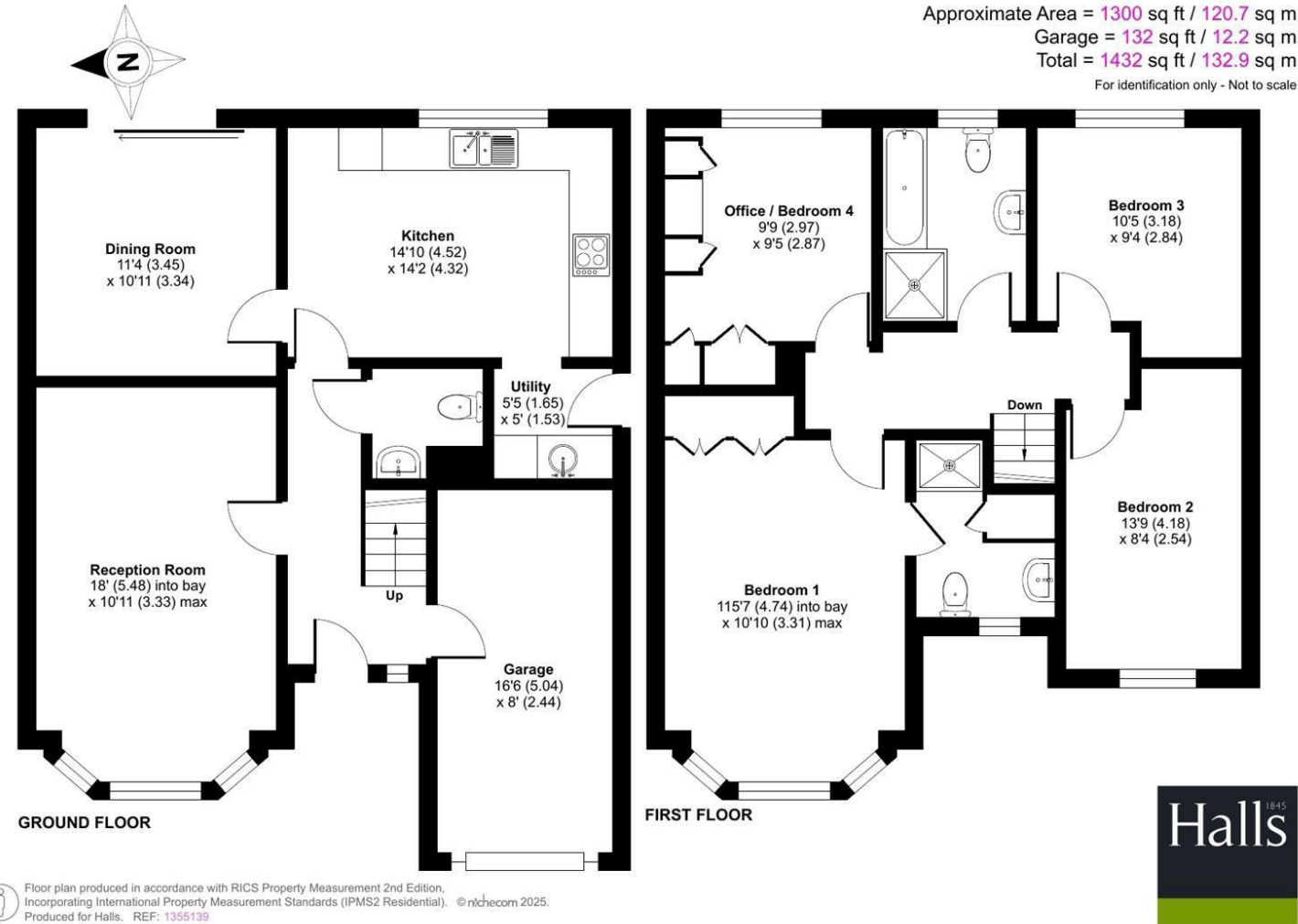
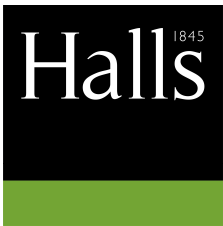


FOR SALE

15 St. Annes Drive, Morda, Oswestry, SY10 9LU



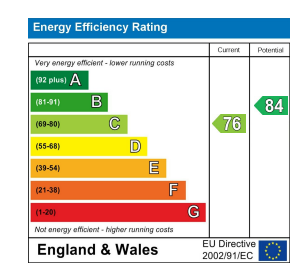
FOR SALE

Offers in the region of £370,000

15 St. Annes Drive, Morda, Oswestry, SY10 9LU

**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



A well-presented four bedroom detached family home in a popular cul-de-sac on the edge of Oswestry, offering two reception rooms, modern kitchen with utility, landscaped rear garden, garage and driveway parking. Conveniently placed for local amenities, schools and excellent road links.



01691 670320

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



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 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.

2 Reception  
Room/s

4 Bedroom/s

2 Bath/Shower  
Room/s

- Well-presented four-bedroom detached family home
- Situated in a quiet residential cul-de-sac in popular Morda
- Bright and spacious lounge with feature fireplace
- Attractively landscaped rear garden with patio and lawn
- Private driveway and integral garage
- Excellent links to Oswestry, Wrexham, Shrewsbury & Chester

#### DESCRIPTION

An attractive four bedroom detached family home, well positioned in a quiet cul-de-sac within the popular village of Morda on the edge of Oswestry. The property offers spacious and versatile accommodation including two reception rooms, a modern kitchen with utility, four good sized bedrooms, landscaped gardens, garage and ample driveway parking. Ideally located for local schools, amenities and excellent road and rail links.

#### OUTSIDE

The property is approached over a generous driveway providing ample parking and access to the integral garage. The front is neatly bordered with established hedging, creating a smart and welcoming approach.

To the rear, the property enjoys a good-sized enclosed garden laid mainly to lawn, together with a separate landscaped patio area offering a private, low-maintenance space. Timber fencing encloses the gardens, ensuring privacy, while mature shrubs and planting add seasonal interest.

#### DIRECTIONS

From the Halls office in Oswestry, proceed south on Church Street and continue onto Salop Road. At the roundabout by the Mile End service station, take the first exit onto the A483 towards Welshpool. Continue for approximately 1 mile before turning right, signposted Morda. Follow Morda Road through the village and turn right into St. Annes Drive. Number 15 will be found on the left-hand side, identified by a Halls for Sale board.

#### W3W

What3Words: ///woods.shunning.decreased

#### SITUATION

St. Annes Drive enjoys a pleasant position within a quiet residential cul-de-sac on the edge of Morda, a popular village just south of Oswestry. 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.

#### SCHOOLING

Morda itself benefits from a well-regarded primary school, within easy walking distance of the property. Secondary education is provided nearby at The Marches School in Oswestry, with further options available at The Corbet School in Baschurch and Llanfyllin High School. For those seeking independent education, the area is particularly well served with Moreton Hall (girls and mixed sixth form), Packwood Haugh (prep), and Ellesmere College all within convenient reach.

#### SERVICES

We understand the property is connected to mains water, electricity, gas and drainage. Gas-fired central heating. None of the services, appliances or central heating systems have been tested by Halls.

#### TENURE

We are informed that the property is freehold, although prospective purchasers should verify this through their own solicitors.

#### LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND.

#### COUNCIL TAX

We understand the property is in Council Tax Band D (Shropshire Council).

#### VIEWINGS

Strictly by appointment through the selling agents, Halls, Oswestry office, Tel: (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.