

BOWEN

PROPERTY SINCE 1862



Offers in the Region Of £349,950

🛏 3 Bedrooms 🚿 1 Bathroom

1 Nant Lane, Morda, Oswestry,
Shropshire, SY10 9BX

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General Remarks

A much improved and immaculately presented three bedroom detached bungalow situated in a quiet location on Nant Lane in Morda. The property is generously sized and provides flexible living accommodation alongside ample off road parking and a double garage.

The property also includes a new roof to the front elevation and roof mounted solar panels (lease in place) to the rear elevation. There is gas fired central heating throughout and uPVC double glazing. The gardens are also a notable feature and have been extensively landscaped. Early inspection is highly recommended by the sole selling agent.

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, being 5 - 10 minutes walk to both Morda C of E Primary school and The Marches school.

Together with excellent road links onto the A5/A483 which lead to the larger towns of Shrewsbury,



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35 Bailey Street Oswestry Shropshire SY11 1PX

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

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.

Accommodation

A sliding glazed door at the front of the property leads into:

Porch: 14' 0" x 3' 4" (4.27m x 1.01m) Wood effect flooring and glazed door to:

Inner Hallway: 5' 0" x 4' 7" (1.52m x 1.39m) Wood effect flooring, radiator, telephone point and door to:

Dining Room: 11' 11" x 9' 4" (3.63m x 2.85m) Radiator, wood effect flooring, opening into Sitting Room and doors off to:

Living Room: 19' 0" x 12' 1" (5.78m x 3.69m) max Marble fireplace, TV point, radiator and sliding glazed door to garden.

Family Room: 17' 1" x 7' 4" (5.20m x 2.24m) Wood effect flooring, radiator and TV point.

Kitchen: 11' 11" x 9' 4" (3.64m x 2.84m) Modern range of fitted base/eye level wall units with worktops over and inset 1.5 bowl stainless steel sink/drain. Integrated oven, microwave and gas hob with extractor hood over. Integrated dishwasher and fridge freezer, part tiled walls, wood effect flooring, Glow worm gas fired boiler and door to:

Utility: 6' 11" x 6' 8" (2.12m x 2.04m) Fitted worktop with space/plumbing beneath for washing machine, fitted Belfast sink, fitted wall cupboards, radiator,

partly glazed uPVC door to garden and separate door to:

Cloakroom: 4' 6" x 3' 1" (1.36m x 0.93m) Low level flush w.c., wash hand basin and wood effect flooring.

Hall: Radiator, airing cupboard housing hot water cylinder and slatted shelving, access to loft space and doors off to:

Bedroom 1: 11' 7" x 10' 5" (3.52m x 3.18m) Radiator.

Bedroom 2: 9' 11" x 8' 11" (3.02m x 2.72m) Radiator.

Bedroom 3: 9' 11" x 8' 6" (3.01m x 2.59m) Currently set up as a dressing room with range of fitted wardrobes and radiator.

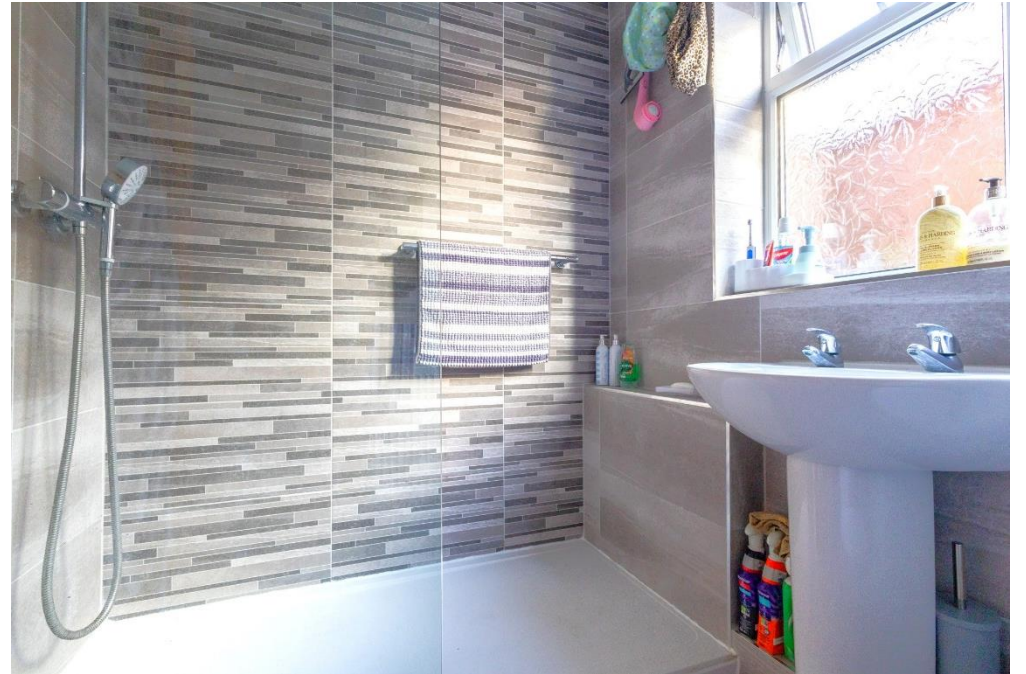
Shower Room: 6' 10" x 5' 5" (2.08m x 1.66m) Modern suite comprising a large walk in shower cubicle with rainfall shower, pedestal wash hand basin and low level flush w.c. Radiator, tiled floor and tiled walls.

Double Garage: 19' 5" x 18' 10" (5.92m x 5.73m) Electric roller door to front, light/power facilities laid on and doorway to rear opening into:

Laundry Room: 7' 1" x 7' 1" (2.16m x 2.15m) Fitted base/eye level wall units, fitted worktops, space/plumbing for tumble dryer and freezer, part glazed uPVC door to rear garden.

Outside: At the front of the property there is a large driveway which leads to the double garage and provides ample parking. This is bordered by









slate chipped beds well stocked with flowering plants. Paths then provide access to both sides of the property leading to the rear gardens. These include lawns, a paved patio adjoining the Living Room, flowering beds, a gravelled seating area and glazed greenhouse.

Roof Mounted Solar Panels: The property has a Solar PV system mounted to the rear roof elevation. A lease relating to these panels is in place between the property owner and A Shade Greener Limited. This lease commenced on 13th August 2015 and is due to end on 12th August 2040.

Services: We are informed that the property is connected to mains gas, water, electricity and drainage.

Tenure: We are informed that the property is freehold subject to vacant possession on completion. See previous note in brochure regarding lease for Roof Mounted Solar Panels.

Council Tax Band: Council Tax Band - 'D'.

Local Authority: Shropshire County Council.

EPC Rating: EPC Rating Band 'B' (85)

Directions: From Oswestry proceed up Church Street to the traffic lights. Continue straight across onto Upper Church Street which turns into Morda Road. Proceed into the village and turn right at the crossroads by the village shop. Proceed ahead before turning left onto Nant Lane where the property will be found on the left hand side.

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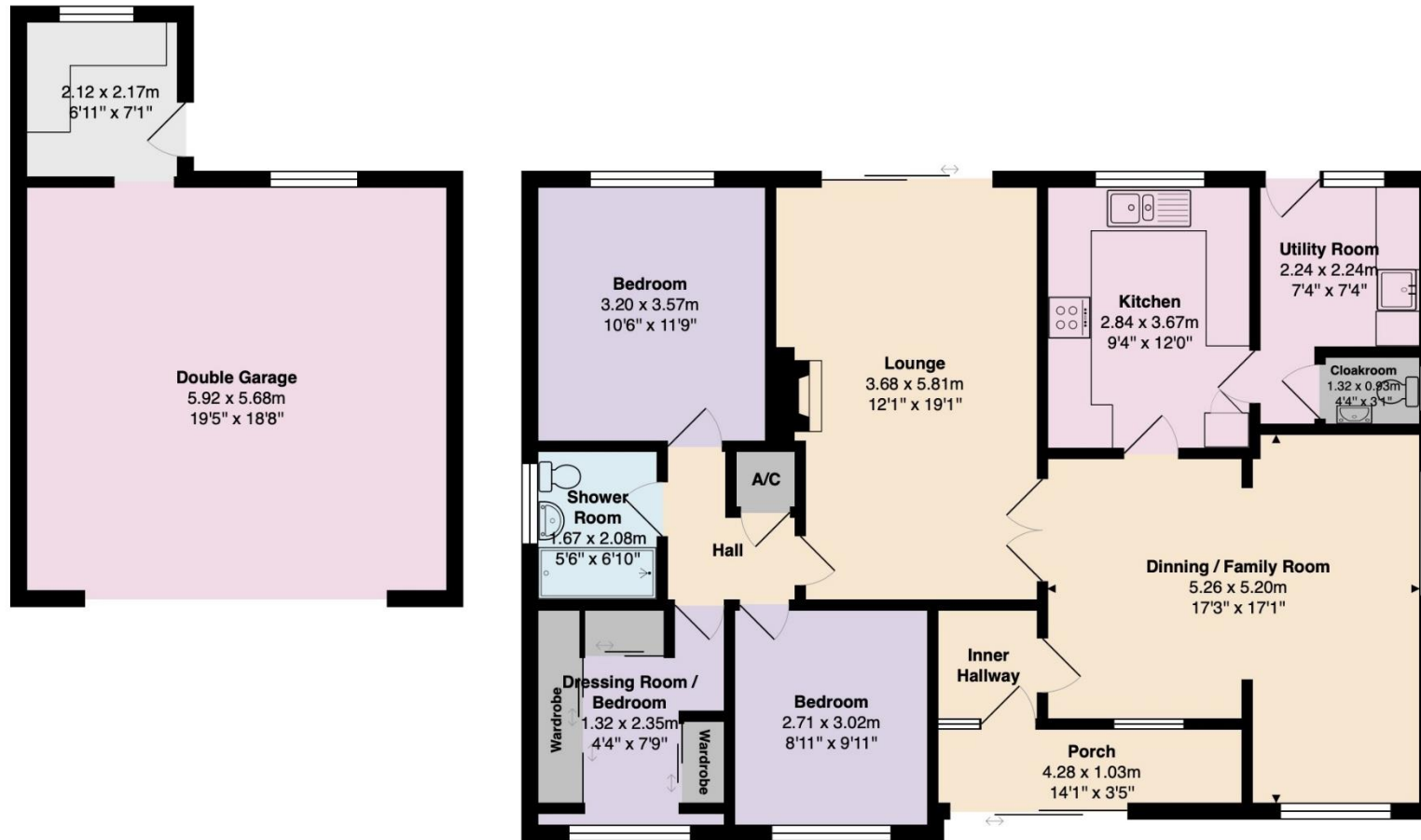
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Total Area: 109.7 m² ... 1180 ft² (excluding double garage)

All measurements are approximate and for display purposes only

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