

BOWEN

PROPERTY SINCE 1862



Offers in the region of £200,000

Ivy Dale, Morda, Oswestry, SY10 9NR

🛏 3 Bedrooms

🚿 1 Bathroom

Ivy Dale, Morda, Oswestry, SY10 9NR



General Remarks

This semi-detached three-bedroom property is situated in the village of Morda which is located on the outskirts of the Market town of Oswestry. The property has been well-maintained and has the added benefit of off-road parking. The living space includes a useful rear Garden Room leading out to its most notable feature, the garden, which has an ornamental pond, creating a peaceful seating area. The property is warmed by gas fired central heating and has uPVC double glazing throughout.

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, 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

Upvc door into.

Hallway: With stairs to the first floor, radiator and quarry tiled floor.

Living Room: 11' 3" x 10' 11" (3.44m x 3.33m)
Decorative fire surround and radiator.

Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage

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.

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Dining Room: 11' 11" x 11' 7" (3.51m x 4.38m) (max) Quarry tiled floor, fitted storage cupboards, under stairs storage, radiator and door into.

Kitchen: 10' 10" x 7' 9" (3.45m x 2.26m) Fully fitted kitchen with matching base units and eye level wall cupboards, worktop over and tiled surround. Sink and drainer with mixer tap over. Integrated fan assisted oven and grill and 4 ring induction hob. Space and plumbing for washing machine and space for fridge freezer. Quarry tiled floor and door into.

Bathroom: 7' 9" x 4' 2" (2.35m x 1.26m) Corner bath with electric shower above, tiled surround. Wash hand basin with vanity cupboard below, low level flush W.C, vinyl floor and extractor fan.

Door Off Kitchen to:

Garden Room: 11' 3" x 6' 2" (3.44m x 1.88m) Brick paved floor with patio doors opening into the garden.

Stairs off hall to First Floor Landing: With access to loft space.





Bedroom 1: 13' 7" x 11' 4" (4.14m x 3.46m)
Radiator.

Bedroom 2: 11' 6" x 9' 1" (3.51m x 2.78m)
Radiator and fitted storage cupboard housing
gas fire combination boiler.

Bedroom 3: 11' 4" x 7' 4" (3.45m x 2.23m)
Radiator

Gardens: The rear garden of this property is one of its most notable features with a patio area and adjoining decking area overlooking an ornamental pond providing an ideal outdoor entertainment place. Beyond this is a lawn overlooking the school playing fields along with a timber garden shed. A pedestrian access leads to the front of the property and a tarmac off-road parking area with plenty of space for at least 2 cars.

Council Tax Band: Council Tax Band - A

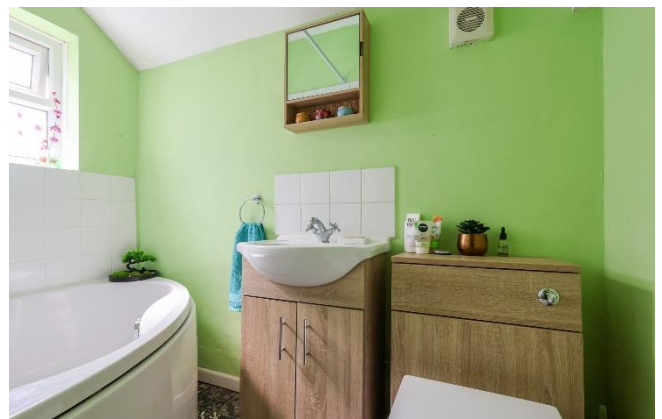
EPC Rating: EPC Rating 'D' - 64

Tenure: We are informed that the property is freehold subject to vacant possession on completion.

Services: We are informed that the property has mains water, gas, electricity and drainage connections.

Local Authority: Shropshire Council Shirehall,
Abbey Foregate, Shrewsbury, Shropshire, SY2
6ND

Directions: From Oswestry take the A483
towards Welshpool. After 1 mile turn right sign
posted to Morda. Continue into the centre of the
village and after passing the central crossroads
the property will be found on the right hand side.



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Total Area: 90.2 m² ... 971 ft²

All measurements are approximate and for display purposes only

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