Town & Country

Estate & Letting Agents









33 Cottams Meadow, Oswestry, SY10 9FH

Asking Price £500,000

Situated in the popular development of Cottams Meadow, Morda, Oswestry, this stunning detached house offers a perfect blend of modern living and comfort. Built in 2018, this new build property spans an impressive 1,700 square feet, providing ample space for families or those seeking a generous living environment. The layout is thoughtfully crafted to maximise both space and natural light, creating a warm and inviting atmosphere throughout. The property boasts four well-proportioned bedrooms, one with en-suite facilities whilst the downstairs living space allows for versatile use, ideal for entertaining guests or enjoying quiet family time.

The location of Cottams Meadow is particularly appealing, offering a peaceful residential setting while still being conveniently close to Oswestry, just a two minute drive or 15 minute walk.

In summary, this property in Cottams Meadow is a remarkable opportunity for anyone looking to invest in a new home that combines space, style, and a desirable location. Do not miss the chance to make this beautiful house your own.

Directions

From our office on Willow Street proceed out of town and turn left onto Welsh Walls. Follow the road around and turn left at the junction onto Upper Brook Street. Continue to the traffic lights and turn right towards Morda, continuing along until reaching Cottams Meadow on the right hand side. Turn onto the development and follow the road around to the right where the property will be found on the left hand side.

Morda Valley Meadows is just a leisurely 5-minute walk away, offering a wonderful opportunity to enjoy the great outdoors right on your doorstep. Families are also ideally positioned with Morda CE Primary School and The Marches Academy both within a convenient 10-minute walk, with both schools rated 'Good' by Ofsted in 2023.

Accommodation Comprises;



Hallway

The property is entered through a door to the front into a spacious bright hallway. There is a window to the front, carpeted floor and a radiator. Doors lead to the study and lounge. There is a generous under-stairs storage cupboard containing the electrical consumer unit, intruder alarm and ethernet points, there is also a part glazed door to the kitchen. A further door leads into the cloakroom.

Cloakroom



Accessed from the hallway, the cloakroom has a W/C, wash hand basin, vinyl flooring, a radiator and an extractor fan.

Study 9'4" x 9'9" (2.85 x 2.98m)



With a window to the front and a radiator. An ideal space for working from home. The ethernet points are fed from under the stairs.

Lounge 16'5" x 12'5" (5.02 x 3.80m)



A well appointed lounge with two windows to the front, two radiators, free-standing electric stove on a loose slate slab, and a door leading into the dining room.

Additional Photo



Additional Photo



Kitchen 20'0" x 14'2" (6.12 x 4.32m)



The kitchen has a window to the rear overlooking the garden. The kitchen has space for dining table is fitted with a generous range of base units with contrasting worktops over and wall cupboards providing plenty of storage, there is a large range style gas hob with extractor hood over, integral fridge/freezer and dishwasher and a stainless steel double sink with drainer. There is Amtico vinyl flooring, a radiator and a door leading into the utility room. Beautiful french doors lead out into the rear garden.

Additional Photo



Additional Photo



Additional Photo

Utility Room 6'1" x 5'2" (1.86 x 1.60m)



With a part glazed door to the side, stainless steel sink with drainer, plumbing and space for a washing machine and tumble drier, vinyl flooring, wall mounted cupboards and a wall mounted gas fired boiler.

Dining Room 10'0" x 17'1" (3.07 x 5.22m)



The extended dining room has a lovely light aspect overlooking the rear garden. With a side window and French doors to the rear, this room provides a great space for entertaining. The room has a radiator and a door leads into the lounge.

Additional Photo



Landing



The galleried landing has a window to the front, doors lead to the bedrooms and bathroom and access to the roof space via a loft hatch. There is a radiator and double doors into a large linen cupboard which house the hot water tank and provides storage space.

Bedroom One 14'0" x 13'9" (4.27 x 4.20m)



The largest of the bedrooms has two windows to the rear overlooking the garden, quadruple fitted wardrobes with rails and shelving, a radiator and a door leading to the en-suite.

Additional Photo



Ensuite 6'9" x 5'6" (2.08 x 1.70m)



The en-suite bathroom has a window the rear and is fitted with a bath with central mixer tap, separate large walk in shower, W/C, wash hand basin, extractor fan, heated towel rail, part tiled walls and Amtico LVT flooring.

Bedroom Two 12'9" x 11'5" (3.90 x 3.48m)



A good sized double room with two windows to the front and a radiator.

Bedroom Three 11'3" x 9'4" (3.44 x 2.87m)



A further double bedroom, with two windows to the rear, a radiator and built in wardrobe.

Bedroom Four 9'4" x 10'10" (2.86 x 3.32m)



Bedroom four offers space for a double bed, two windows to the front and a radiator.

Additional Photo



Family Bathroom 8'3" x 6'4" (2.52 x 1.95m)



With a window to the side, the family bathroom is fitted with a bath with central mixer tap, separate large walk in shower, W/C, wash hand basin, heated towel rail, extractor fan, part tiled walls and Amtico LVT flooring.

Additional Photo



Rear Garden



The rear garden is enclosed by fencing all round with lawned area, patio space ideal for alfresco dining, borders planted with mature trees and shrubs and a productive vegetable area with fruit trees. A path leads around the property and it is gated at the side. A personnel door leads into the garage.

Double Garage 17'3" x 16'8" (5.26 x 5.10m)



With two up and over doors to the front, power and lighting and eaves storage.

Driveway

Providing parking to the side of the property in front of the garage for multiple vehicles.

To the Front of the Property

There are attractive mature shrubbed areas to the front of the property, steps lead to the front door.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band E.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.
To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

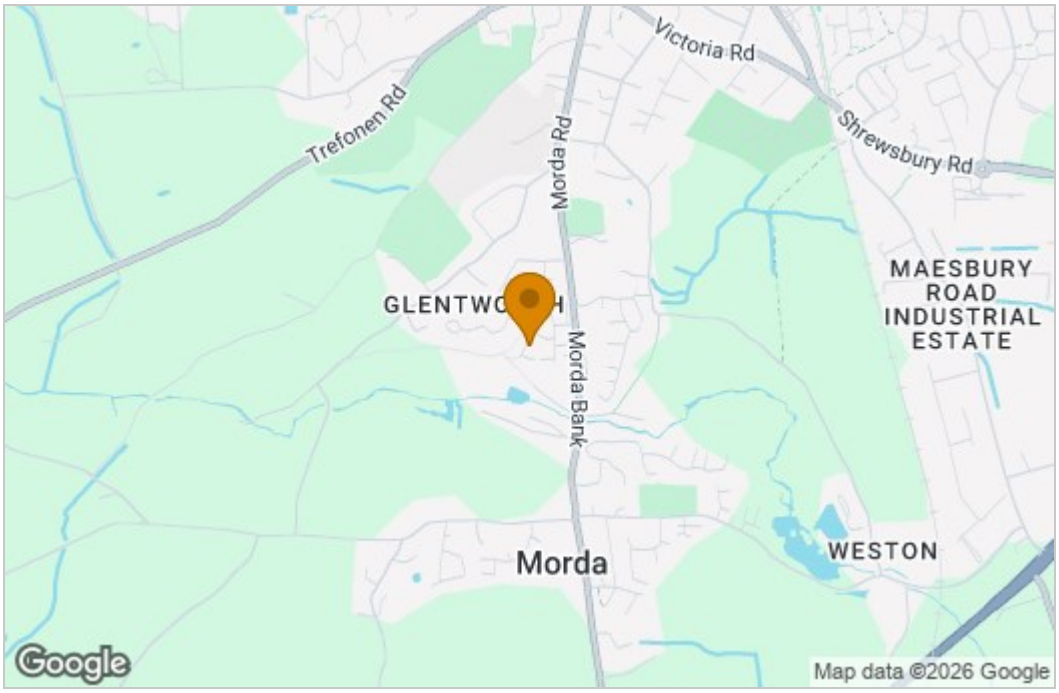
Money Laundering Regulatory Checks

By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

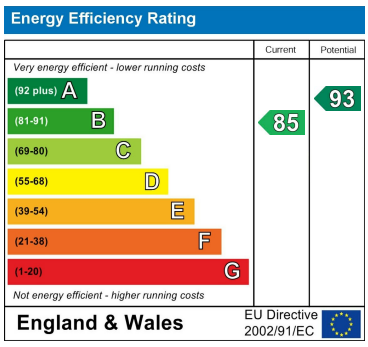
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA
Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk