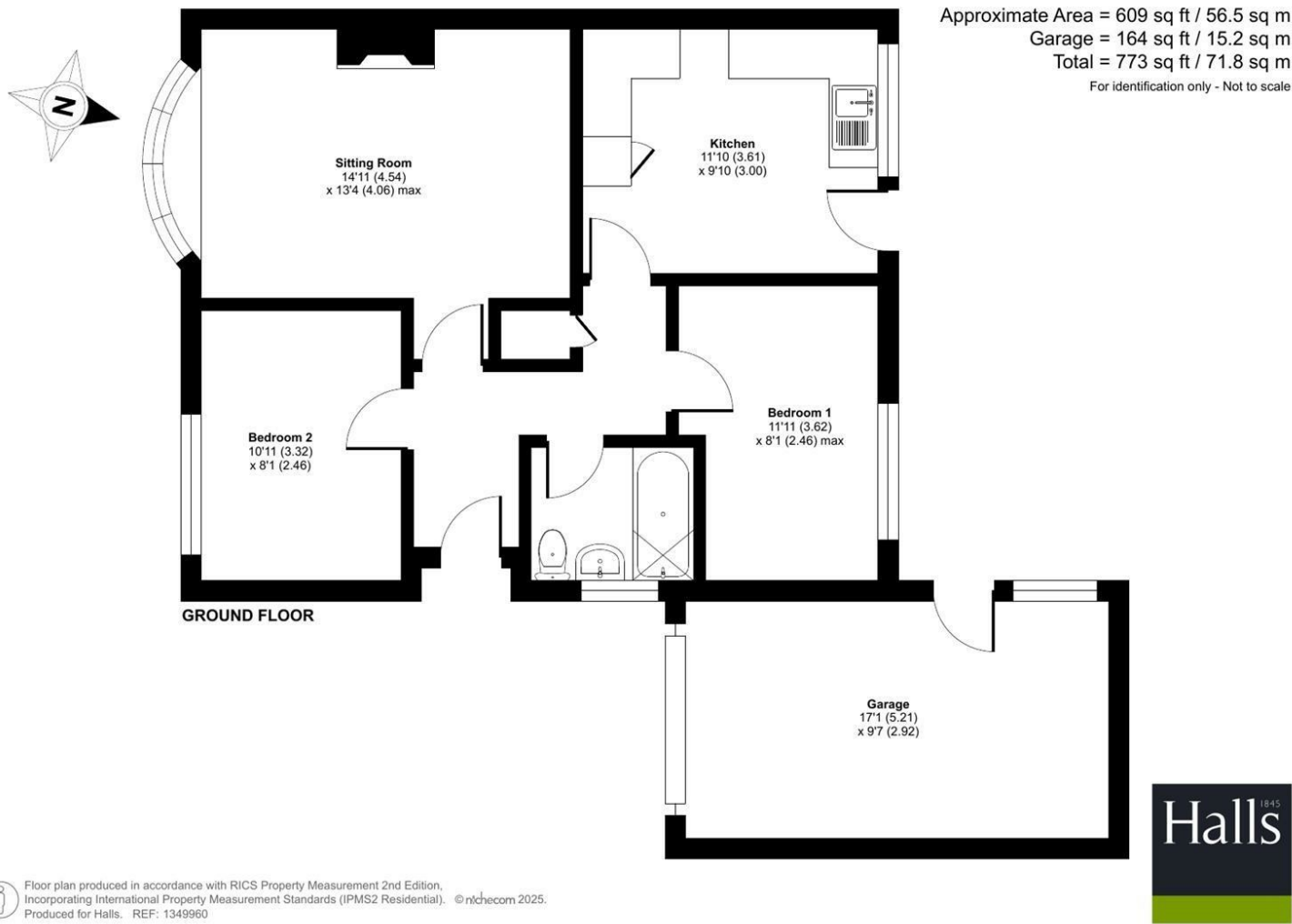


FOR SALE

Blodwel, 2 The Nursery Morda Road, Oswestry, SY11 2AU



FOR SALE

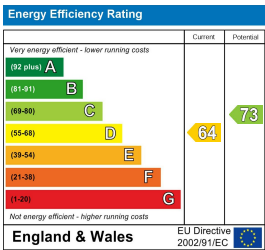
Offers in the region of £219,000

Blodwel, 2 The Nursery Morda Road, Oswestry, SY11 2AU

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 two-bedroom semi-detached bungalow occupying a tucked-away position off Morda Road, offering private gardens, garage, and parking. With scope for modernisation and offered with no onward chain, this is an excellent opportunity for downsizers or those seeking single-storey living in a convenient location close to Oswestry town centre.



01691 670320

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



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1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- **Two-bedroom semi-detached bungalow in a private setting off Morda Road**
- **Light and well-proportioned lounge with bow window and fireplace**
- **Convenient location close to Oswestry town centre and excellent road links**
- **Offered with no onward chain**
- **Driveway parking and attached garage**

DESCRIPTION

The Nursery is approached via a private drive serving just a handful of homes, providing a sense of privacy whilst remaining close to amenities. The property offers a practical layout with scope for a buyer to modernise and personalise.

The accommodation briefly comprises an entrance hallway with storage, a well-proportioned lounge featuring a bow window to the front and a fireplace, and a kitchen/breakfast room with fitted units and door to the garden. There are two double bedrooms, one overlooking the front and the other the rear garden, together with a bathroom fitted with a panelled bath, wash basin, and WC.

The property benefits from gas-fired central heating, double glazing, and represents an excellent opportunity to acquire a manageable home with no onward chain.

SITUATION

The Nursery occupies an enviable position just off Morda Road on the southern side of Oswestry. The property is ideally located for local amenities, including shops, medical services, and schools, with Oswestry town centre just a short drive or bus ride away. For commuters, there is excellent access onto the A483 and A5, linking to Shrewsbury, Wrexham, and Chester.

The area is well served for leisure and outdoor pursuits, with the nearby countryside offering walking routes, golf courses, and access to both the Shropshire Hills and North Wales.

OUTSIDE

The property enjoys gardens to both the front and rear. The front garden is mainly lawned with established shrubs, with a driveway leading to the attached garage providing off-road parking. Side access leads to the enclosed rear garden which includes a paved patio, lawn, flower beds, and timber fencing, offering a pleasant and manageable outdoor space.

The garage has an up-and-over door, power, lighting, and a useful side access door.

SERVICES

Mains water, electricity, gas, and drainage are understood to be connected. None of these services have been tested by Halls.

SCHOOLING

The area offers excellent educational opportunities, including Woodside Primary, Oswestry School, Moreton Hall, Ellesmere College, Adcote Girls School, Packwood Haugh Prep School, Shrewsbury School, Shrewsbury Sixth Form College and Kings and Queens, Chester making it an ideal choice for families.

LOCAL AUTHORITY

Shropshire Council.
Council Tax Band: B.

TENURE

Freehold. Confirmation should be obtained by the purchaser's solicitor.

AGENTS NOTES

This brochure is prepared by Halls for guidance only and does not form part of any contract. All measurements and services should be verified by prospective purchasers.

COUNCIL TAX

The property is currently banded in Council Tax Band B

VIEWINGS

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 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.