27 Sweeney Drive
Morda Oswestry
SY10 9RH

MONKS

4 Bedroom House - Detached
Asking Price £310,000

The features

- NO ONWARD CHAIN
- ENVIABLE CUL DE SAC POSITION WITH ASPECT VIEWS
- FITTED KITCHEN, UTILITY ROOM AND CLOAKROOM
- THREE FURTHER DOUBLE BEDROOMS AND BATHROOM
- ENCLOSED EASY MAINTENANCE REAR GARDEN
- SPACIOUS FOUR BEDROOM FAMILY HOME
- SPACIOUS LOUNGE AND DINING ROOM
- PRINCIPAL BEDROOM WITH EN SUITE
- DRIVEWAY AND GARAGE WITH OFF ROAD PARKING
- ENERGY PERFORMANCE RATING 'C'

***** SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME WITH NO ONWARD CHAIN*****

An opportunity to purchase this immaculately presented four bedroom detached family home offering deceptively spacious and versatile living accommodation perfect for the growing family and having fabulous views to the rear aspect.

Occupying an enviable position in the heart of Morda having ease of access to a wealth of local amenities and the nearby Market Town of Oswestry. Nearby railway station at Gobowen provides direct links to the North and South along with the A5/ M54 motorway network.

Briefly comprising of entrance hallway, lounge, kitchen, dining room, utility room, cloakroom, principal bedroom with en suite, three further double bedrooms and family bathroom.

Having benefit of off road parking, double glazing, gas central heating and enclosed good sized rear garden perfect for entertaining.

Viewings essential.

Property details

LOCATION
The property occupies an enviable position on the edge of this popular development in the heart of the village of Morda, ideally placed for commuters with ease of access to the A5/M54 motorway network. Morda has excellent local facilities including primary school, church, general store, public house and lovely countryside walks. The busy market Town of Oswestry is a short drive away where you will find a host of national and independent stores and eateries.

ENTRANCE HALLWAY
Door leads into the Entrance Hall. Radiator, further door leading into,

LOUNGE
With window to the front aspect. staircase leading to the First Floor Landing, understairs bespoke storage cupboards. feature fireplace and hearth with gas fire. Radiator, door leading into,

DINING ROOM
With French doors to the Rear Aspect. Radiator, door leading into,

KITCHEN
Attractively fitted with a modern range of shaker style fronted base level units comprising of cupboards and drawers with work surface over. Single drainer sink set into base level unit, integrated double oven/ grill and inset four ring gas hob with extractor hood over. Further range of wall mounted units, leading leading into.

UTILITY ROOM
With window leading out to the Rear Garden. wall mounted boiler, work surface with space beneath for washing machine and tumble dryer. Radiator, door leading into,

CLOAKROOM
With WC and wash hand basin. Window to the side aspect. Radiator, tiled flooring.

FIRST FLOOR LANDING
Stairs lead from the Lounge to the First Floor Landing. Access to loft space, door opening to airing cupboard. Further doors leading off,

PRINCIPAL BEDROOM
Well lit with two windows to the front aspect. Radiator, door leading into,

EN SUITE
With window to the side aspect and suite comprising of shower cubicle, WC and vanity unit with wash hand basin. Radiator.

BEDROOM 2
With window to the front aspect, door opening to storage cupboard. Radiator.

BEDROOM 3
With window to the rear aspect. Radiator.

BEDROOM 4
With window to the rear aspect. Radiator.

FAMILY BATHROOM
With window to the rear aspect and suite comprising of panelled bath with shower head over. WC and vanity unit with wash hand basin. Radiator.

OUTSIDE
To the front of the property there is a driveway providing ample off road parking for two vehicles and further area laid with gravel providing potential for further parking. Side access gate to either side of the property leads into the Rear Garden. The rear garden has a large paved patio area, flower border with established shrubs. Enclosed with fencing.

GENERAL INFORMATION
TENURE
We are advised the property is Freehold .

SERVICES
We are advised all mains are connected.

COUNCIL TAX BANDING
As taken from the Gov.uk website we are advised the property is in Band ?- again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES
We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. https://monks.co.uk/buy/mortgage-calculator/

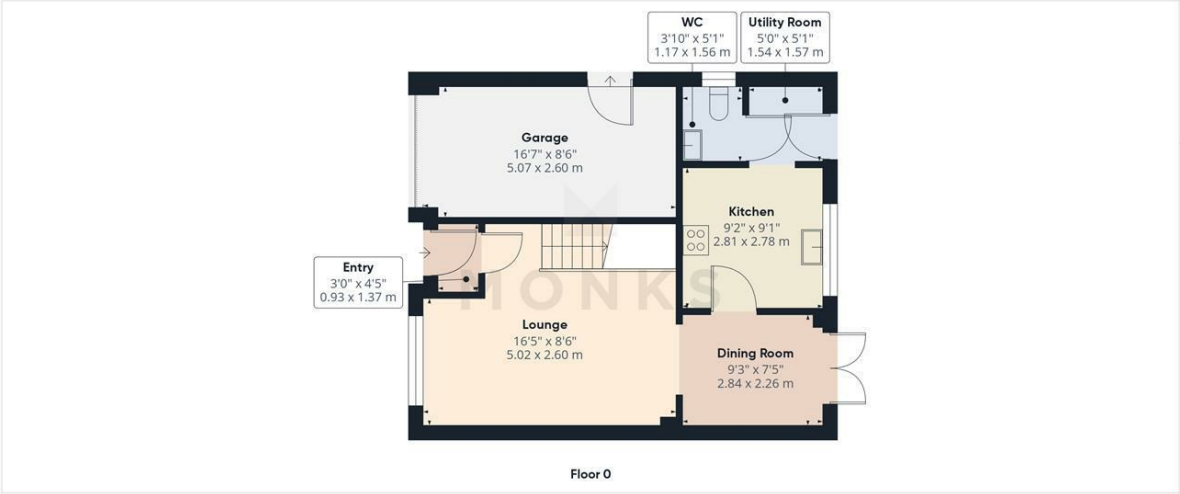
LEGAL SERVICES
Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

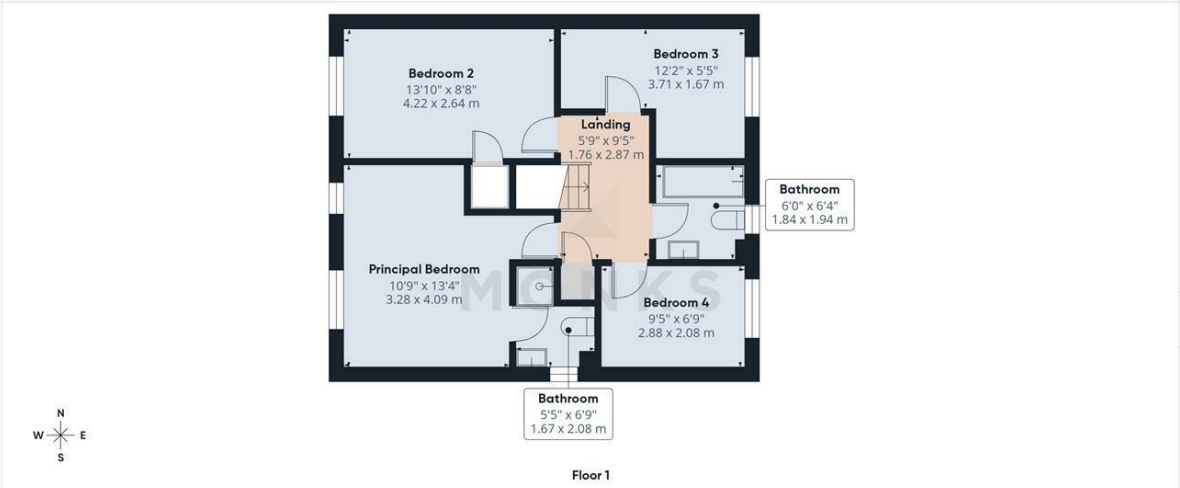
REMOVALS
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

27 Sweeney Drive, Morda, Oswestry, SY10 9RH.

4 Bedroom House - Detached
Asking Price £310,000





MONKS

Approximate total area(1)
1101 ft²
102.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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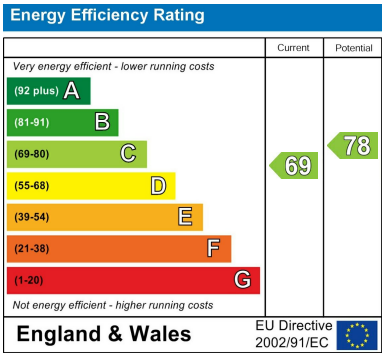

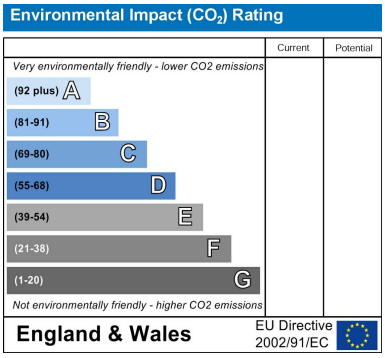

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Oswestry office

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We're available 7 days a week

HOME – four words that define who, and what we are:

Honest, **O**riginal, **M**otivated, **E**mpathetic

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

• These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

• All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

• No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

• Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.