

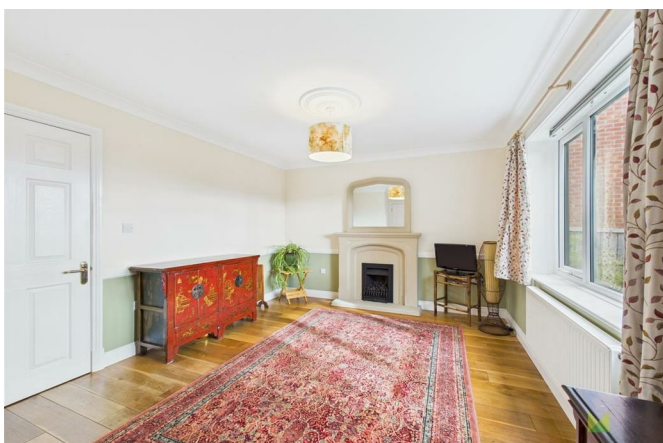
# 30 Old Mapsis Way Morda Oswestry SY10 9BZ



**4 Bedroom House - Detached**  
**Offers In The Region Of £350,000**

## The features

- WELL PRESENTED 4 BEDROOM DETACHED HOUSE
- RECEPTION HALL, LOUNGE, LARGE CONSERVATORY
- PRINCIPAL BEDROOM WITH ENSUITE AND DRESSING ROOM
- ENCLOSED REAR GARDEN, GARAGE AND DRIVEWAY
- NO UPWARD CHAIN.
- PERFECT FOR A GROWING FAMILY
- OPEN PLAN KITCHEN/ DINING ROOM
- THREE FURTHER BEDROOMS WITH FITTED WARDROBES AND FAMILY BATHROOM
- VIEWING ESSENTIAL
- ENERGY PERFORMANCE CERTIFICATE 'C'



**\*\*\* IMPRESSIVE 4 BEDROOM DETACHED FAMILY HOME \*\*\***

An opportunity to purchase this attractively presented four bedroom detached family home, perfect for the growing family, work from home or those who love to entertain.

Occupying an enviable position in the sought after village of Morda with a good range of local facilities including primary school, general store, public house. The busy market Town of Oswestry is a pleasant stroll away and for commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall with Cloakroom, Lounge, generous Conservatory, Kitchen/Dining Room, Principal Bedroom with en suite and Dressing Room, 3 further Bedrooms and family Bathroom.

Having the benefit of gas central heating, driveway with off road parking, Garage/Store and gardens to the front and rear.

Offered for sale with no upward chain, viewing is highly recommended.

## Property details

### LOCATION

The property occupies an enviable position in the heart of this popular Village of Morda which has excellent local amenities including school, general store, church, public house and countryside walks on the door step. The busy market Town of Oswestry is a short distance away where you will find a host of facilities, supermarkets, banks, restaurants, public houses, doctors, churches and recreational facilities. The Railway Station with links to the County Town, Chester and London is at nearby Gobowen and there is ease of access to the A5/M54 motorway network.

### RECEPTION HALL

Covered storm porch entrance leads into the entrance hall with door opening to store cupboard. Dado railing and wooden floor covering. Radiator.

### CLOAKROOM

With WC and wash hand basin, partially tiled walls. Radiator and window to the side aspect.

### LOUNGE

A well lit room with a window to the front aspect, electric fire with surround and hearth, wooden floor covering, dado railing and coved ceiling. Radiator.

### CONSERVATORY

A generous addition being of brick and sealed unit double glazed construction with aspect over the garden and double opening French doors to the sun terrace. Tiled floor.

### OPEN PLAN KITCHEN/ DINING AREA

The kitchen is fitted with a range of shaker style wooden effect fronted base level units comprising of cupboards and drawers with work surface over. Single drainer stainless steel sink set into base level unit, space for freestanding cooker with extractor hood over and tiled splashback. Further space and amenities for washing machine beneath worktop. Range of matching wall mounted units, peninsular divide with worktop over.

DINING AREA- With space for family dining area, under stairs alcove, and door leading out to the rear aspect.

### FIRST FLOOR LANDING

Staircase leads to the First Floor Landing which has access via ladder to boarded roof space.

### PRINCIPAL BEDROOM

A good sized double bedroom with window to the front aspect. Dado railing and coved ceiling. Radiator and doors leading into,

### DRESSING ROOM

Fitted with a range of shelves and hanging rails.

### ENSUITE

With shower cubicle, wash hand basin set into vanity unit with complimentary tiled splashback. WC, tiled flooring, window to the side aspect. Heated towel rail.

### BEDROOM 2

With window to the front aspect. Fitted wardrobes. Radiator.

### BEDROOM 3

With window to the rear aspect, dado railing, fitted wardrobes. Radiator.

### BEDROOM 4

With window to the front aspect. Fitted wardrobes. Radiator.

### FAMILY BATHROOM

Comprising of panelled bath with shower head over, wash hand basin set into vanity unit and WC. Window to the rear aspect, heated towel rail and laminate flooring.

### OUTSIDE

The property is approached over block paved driveway providing ample parking for multiple vehicles. Area laid with lawn with feature rockery and established shrubs. Side access gate leads to the Rear Garden.

With a large area laid to paved sun terrace, providing the perfect space for those who love to entertain with friends and family. Area laid with lawn and flower borders planted with shrubs and specimen trees. Large shed, and enclosed with fencing.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band D - 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](https://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.

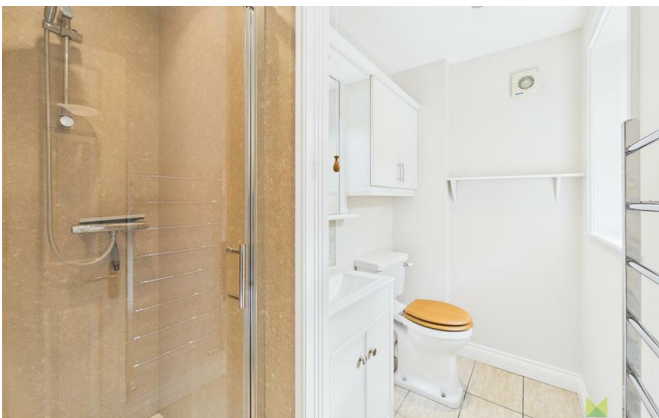
#### REMOVALS

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.





## 30 Old Mapsis Way, Morda, Oswestry, SY10 9BZ.

4 Bedroom House - Detached  
Offers In The Region Of £350,000







Approximate total area<sup>(1)</sup>

1340.12 ft<sup>2</sup>  
124.5 m<sup>2</sup>

Reduced headroom

5.23 ft<sup>2</sup>  
0.49 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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**Oswestry office**

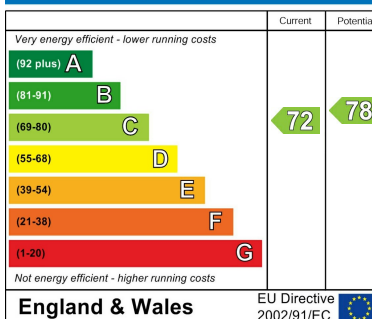
16 Church Street, Oswestry,  
Shropshire, SY11 2SP

**We're available 7 days a week**

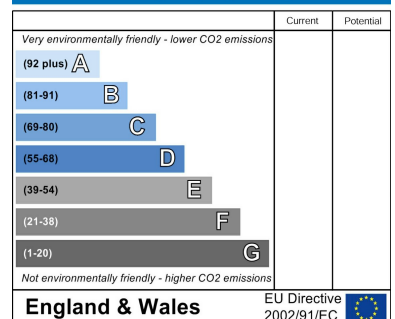
HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating



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

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