

3 Old Mill Avenue Morda Oswestry SY10 9LY



3 Bedroom House - Detached
Offers In The Region Of £295,000

The features

- IMPRESSIVE THREE BEDROOM DETACHED FAMILY HOME
- MODERN OPEN PLAN KITCHEN/ DINING ROOM
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- SEPERATE UTILITY ROOM & GROUND FLOOR CLOAKROOM
- ENERGY PERFORMANCE RATING ' '
- SPACIOUS LOUNGE WITH FEATURE ELECTRIC FIRE
- CONSERVATORY WITH ACCESS TO THE REAR GARDEN
- TWO FURTHER BEDROOMS AND FAMILY BATHROOM
- DRIVEWAY WITH AMPLE OFF ROAD PARKING AND GARAGE



***** IMPRESSIVE DETACHED FAMILY HOME *****

An excellent opportunity to purchase this well presented and thoughtfully designed three bedroom family home, offering generous and versatile accommodation ideally suited to growing families or those looking for additional living space.

Occupying a desirable position within a peaceful cul de sac on the outskirts of the popular Market Town of Oswestry, the property also benefits from convenient access to the A5/ M54 motorway network.

The accommodation briefly comprises Entrance Porch with Cloakroom, Lounge, Spacious Kitchen, Dining Room, Conservatory, Utility Room, Principal Bedroom with En suite, Two further Bedrooms and Family Bathroom.

Further benefits include gas central heating, double glazing, a driveway providing off-road parking and an enclosed rear garden, ideal for outdoor entertaining and family enjoyment.

Early viewings are highly recommended to fully appreciate all this property has to offer.

Property details

LOCATION

Old Mill Avenue is situated in the popular village of Morda, conveniently located just south of the nearby market town of Oswestry. The village offers a range of local amenities, with further shopping facilities, supermarkets, schools, leisure facilities and eateries available in Oswestry town centre. The area is well placed for commuters, with convenient access to the A5, providing links towards Shrewsbury, Wrexham and the wider motorway network. Surrounded by the beautiful Shropshire countryside, Morda offers an appealing balance of village living and everyday convenience.

ENTRANCE HALLWAY

Entrance door leads into the Entrance Hallway. Radiator, door leading into the lounge and further door leading off,

CLOAKROOM

With window to the front aspect, WC and wash hand basin. Radiator,

LOUNGE

With window to the front aspect, feature electric fire with surround and hearth. Coved ceiling, TV and media point. Radiator.

OPEN PLAN KITCHEN/ DINING ROOM

The kitchen has been attractively fitted with a modern range of high gloss fronted base level units comprising of cupboards and drawers with work surface over. Drainer composite sink set into base level unit, integrated oven/ grill and inset four ring electric hob. Integrated dishwasher with matching fascia panel. Further range of matching wall mounted units.

DINING AREA- With ample space for dining table, coved ceiling, doors leading into the Conservatory. Radiator.

CONSERVATORY

Being of brick based and sealed unit with thermal roof. Tiled flooring, radiator, doors leading out to the Rear Garden.

UTILITY ROOM

With window and door to the rear aspect. Worksurface with plumbing and space beneath for washing machine and tumble dryer, range of wall mounted units and space for freestanding fridge/ freezer. Door leading into the garage.

FIRST FLOOR LANDING

Stairs lead from the Lounge to the First Floor Landing. Access to loft space, window to the side aspect. Doors leading off,

PRINCIPAL BEDROOM

With window to the front aspect. Radiator, door leading into,

EN SUITE

With window to the side aspect and suite comprising of shower cubicle, WC and wash hand basin, Radiator,

BEDROOM 2

With window to the rear aspect. Radiator.

BEDROOM 3

With window to the front aspect. Radiator.

FAMILY BATHROOM

With window to the rear aspect and suite comprising of panelled bath with shower head over, WC and wash hand basin. Radiator. Wall mounted LED mirror.

GARAGE

With up and over door to the front aspect, further door providing access from the utility room.

OUTSIDE

To the front of the property there is ample parking with tarmac driveway. Area laid with lawn and gate leading into the Rear Garden.

The rear garden has a paved patio perfect for entertaining with friends and family. Area laid with lawn and enclosed with fencing.

GENERAL INFORMATION

TENURE

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

SERVICES

We are advised that main services 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](https://monks.co.uk/buy/mortgage-calculator/) 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

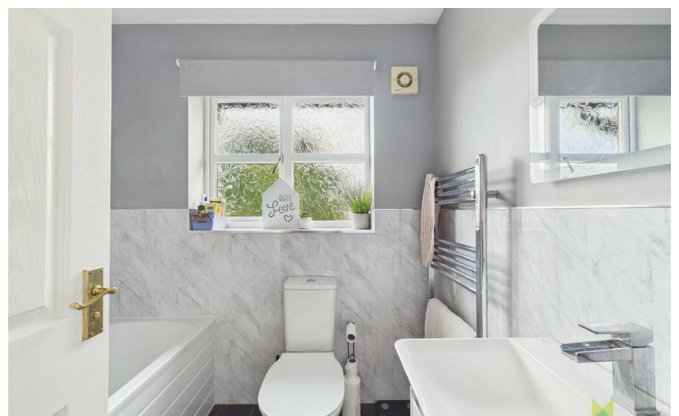
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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.

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We're available 7 days a week

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

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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