

# 33 Milars Field Morda Oswestry SY10 9PU



3 Bedroom House - Terraced  
Offers In The Region Of £235,000

## The features

- SPACIOUS THREE BEDROOM TERRACED
- LOUNGE AND OPEN PLAN KITCHEN/ DINING
- DRIVEWAY WITH AMPLE OFF ROAD PARKING
- PERFECT FOR THE GROWING FAMILY
- ENVIABLE POSITION CLOSE TO AMENITIES
- THREE BEDROOMS AND FAMILY BATHROOM
- ENCLOSED WELL STOCKED REAR GARDEN
- ENERGY PERFORMANCE RATING 'E'



**\*\*\* THREE BEDROOM MID TERRACED HOME \*\*\***

An opportunity to purchase this well presented and spacious three bedroom family home, perfect for first time buyers and the growing family.

Occupying an enviable position on this popular estate on the edge of Morda, having ease of access to amenities and the nearby Market Town of Oswestry and ease of access to the A5/ M54 motorway network being perfect for commuters.

Briefly comprising of Entrance Hall, Lounge, Kitchen/ Dining Room, Cloakroom, Three Bedrooms and Family Bathroom.

Having benefit of gas central heating, double glazing, driveway with off road parking and enclosed rear garden

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 HALL

Entrance door leading into the Entrance Hall. Staircase leading to the First Floor Landing. Wooden effect laminate flooring. Radiator, doors leading off,

### LOUNGE

With window to the front aspect, tv and media point. Radiator.

### KITCHEN/ DINING ROOM

The kitchen has been fitted with a range of base level shaker style fronted units comprising of cupboards and drawers with work surface over. One and a half bow stainless steel sink with mixer tap and integrated oven/ grill with five ring gas hob with extractor hood over. Integrated fridge with matching fascia panel and space below work surface for washing machine. Window to the rear aspect. Tiled flooring, DINING AREA- With decorative panelled walls, window to the rear aspect, tiled flooring and door leading to Rear Garden. Radiator.

### CLOAKROOM

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

### FIRST FLOOR LANDING

Staircase leads from the Entrance Hall to the First Floor Landing. Door opening to storage cupboard, access to loft space. Doors leading off,

### BEDROOM 1

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

### BEDROOM 2

With window to the rear aspect. Radiator.

### BEDROOM 3

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 wash hand basin. Radiator.

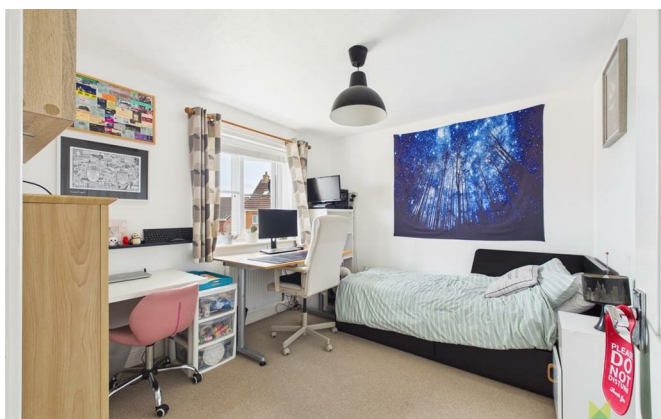
### OUTSIDE

To the front of the property there is ample off road parking for two vehicles.

### GENERAL INFORMATION

## 33 Milars Field, Morda, Oswestry, SY10 9PU.

3 Bedroom House - Terraced  
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## Get in touch

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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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