

30 Sweeney Drive Morda Oswestry SY10 9RH



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

The features

- WELL PRESENTED THREE BEDROOM HOME
- SPACIOUS LOUNGE WITH MEDIA WALL
- PAVED DRIVEWAY WITH OFF ROAD PARKING
- ENVIABLE CUL DE SAC LOCATION
- THREE BEDROOMS AND FAMILY BATHROOM
- IMPRESSIVE CONSERVATORY, IDEAL FOR THOSE WHO LOVE TO ENTERTAIN
- PERFECT FOR FIRST TIME BUYERS
- VIEWING ESSENTIAL
- ENCLOSED REAR GARDEN
- ENERGY PERFORMANCE RATING C



*** FABULOUS 3 BEDROOM SEMI-DETACHED HOME ***

Having been much improved to provide contemporary accommodation, perfect for those who love to entertain.

Occupying an enviable position in the heart of this much sought after village ideal for commuters with ease of access to the A5/M54 motorway network.

The accommodation which must be viewed to be fully appreciated briefly comprises Reception Hall with Cloakroom, Lounge, Kitchen/Dining Room, impressive conservatory, 3 Bedrooms and family Bathroom.

The property has the benefit of central heating, double glazing, driveway with parking and enclosed rear garden.

Viewing 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.

RECEPTION HALL

Replacement composite entrance door opens to Reception with tiled flooring, window to the side and radiator.

CLOAKROOM

With suite comprising WC and wash hand basin set into concealed vanity with storage. Continuation of tiled flooring, radiator and window to the front.

LOUNGE

having window overlooking the front. A contemporary fireplace is the focal point of this elegant living space. Set within a minimalist surround, the modern inset fire creates a warm ambience with its flame gas fire. Finished with a clean-lined black hearth and white surround. A wall-mounted television above completes the modern media feature, creating an impressive centrepiece for relaxing and entertaining. There is solid wood herringbone flooring and media point. Radiator.

KITCHEN/DINING ROOM

Attractively fitted with a modern range of base level units comprising of cupboards and drawers with work surface over. Ceramic sink, integrated oven with four ring induction hob and extractor hood over. Space for fridge/ freezer and dishwasher. Further range of wall mounted units and window to the rear aspect.

CONSERVATORY

Providing extra living space and designed for those who love to entertain. A great all year round room being naturally well lit and has electric radiator. Wooden effect laminate flooring and French doors leading out to the rear garden.

FIRST FLOOR LANDING

Staircase leads to the First Floor Landing with access to roof space.

BEDROOM 1

A good double room with window overlooking the front, radiator.

EN SUITE

Suite comprising of shower cubicle, WC and wash hand basin. Partially tiled walls. Radiator.

BEDROOM 2

Another good sized double bedroom with window overlooking the rear garden, radiator.

BEDROOM 3

With window to the front aspect, radiator.

BATHROOM

Recently re-fitted with suite comprising panelled bath with mixer taps and shower attachment, wash hand basin set into contemporary wash stand with storage beneath and WC. Radiator, window to the rear.

OUTSIDE

A beautifully presented and low-maintenance rear garden, thoughtfully designed for both family living and outdoor entertaining. The garden features a generous area of artificial lawn, providing a smart and practical space for children to play or for relaxing in the sunshine. A contemporary paved seating area creates the perfect spot for alfresco dining, with additional planted borders and raised planters.

Enclosed by modern fencing, the garden offers a good degree of privacy, while a covered seating area and outdoor features provide an inviting space for enjoying the warmer months. A well-appointed, versatile outdoor space ideal for entertaining, relaxing, and family enjoyment.

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 C - 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.

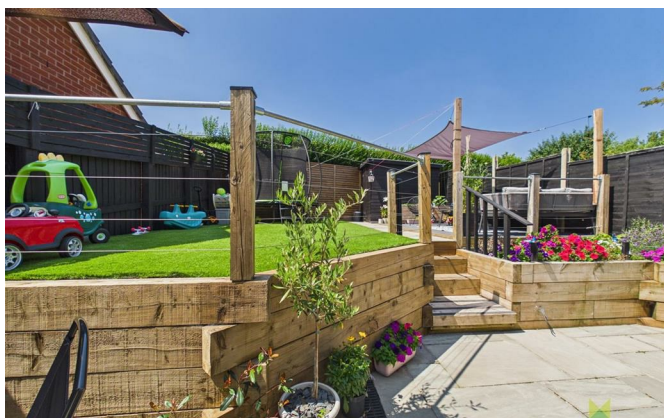
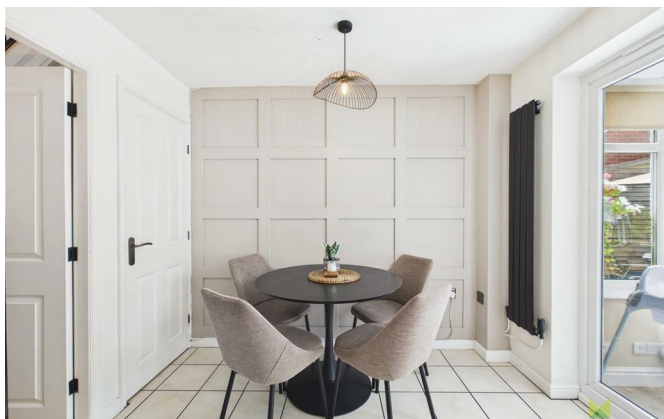
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We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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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		92
(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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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