

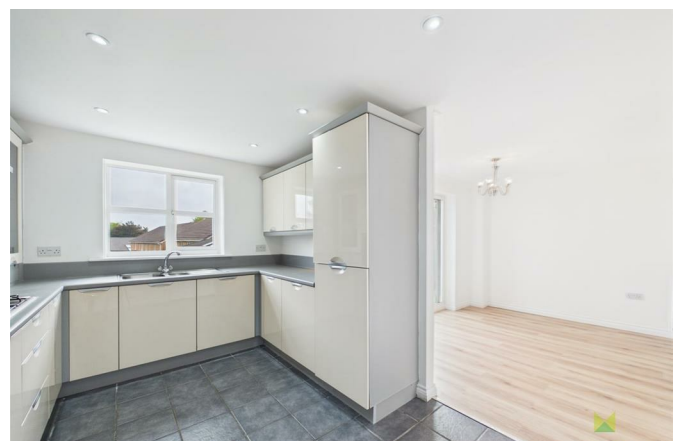
# 19 Milars Field Morda Oswestry SY10 9PU



5 Bedroom House - Detached  
Asking Price £395,000

## The features

- IMPRESSIVE FIVE BEDROOM DETACHED FAMILY HOME
- SPACIOUS LOUNGE & OPEN PLAN KITCHEN/ DINING ROOM
- FOUR FURTHER BEDROOMS AND TWO FURTHER BATHROOMS
- DRIVEWAY WITH OFF ROAD PARKING AND DOUBLE GARAGE
- ENERGY PERFORMANCE RATING
- ENVIABLE DEVELOPMENT CLOSE TO MARKET TOWN CENTRE
- PRINCIPAL BEDROOM WITH DRESSING ROOM & EN SUITE
- UTILITY ROOM | CLOAKROOM | STORAGE TO REAR OF GARAGE
- ESTABLISHED GOOD SIZED ENCLOSED REAR GARDEN
- VIEWING ESSENTIAL



### \*\*\* IMPRESSIVE FAMILY HOME WITH DOUBLE GARAGE \*\*\*

An opportunity to purchase this neatly presented 5 bedroom detached family home providing spacious and versatile living, perfect for today's modern lifestyle and the growing family.

Occupying an enviable position on the edge of this much sought after location with excellent facilities on hand and ideally placed for commuters with ease of access to the A5/M54 motorway network.

The accommodation is spaciouly set across three floors. The ground floor benefits from entrance hall, lounge, open plan kitchen/ dining room, utility room and double garage. The first floor benefits from principal bedroom with dressing room and en suite, two further bedrooms and family bathroom and the second floor benefits from two further bedrooms and jack & jill bathroom.

The property has the added benefit of gas central heating, double glazing, driveway, double Garage, enclosed rear gardens and overlooking greenspace and play area to the front aspect.

Viewing highly recommended.

## Property details

### LOCATION

The property occupies an enviable position on a private driveway in Morda within a pleasant stroll from the popular market Town of Oswestry and all of its amenities including restaurants, cafe's, independent stores, supermarkets, churches and the Town's recreational facilities. Ideally placed for commuters with ease of access to the A5/M54 motorway network with links to Chester and the nearby railway station at Gobowen.

### RECEPTION HALL

Entrance door leads in to the entrance hall, staircase leading to the First Floor Landing. Radiator, doors leading off,

### CLOAKROOM

With WC and wash hand basin with tiled splash back. Radiator,

### LOUNGE

With window to the front aspect, gas flame effect fire with surround and hearth. Radiator, coved ceiling, tv and media point, doors leading into,

### DINING ROOM

With sliding doors to the rear aspect allowing plenty of natural light. Radiator, laminate flooring, leading into,

### KITCHEN

Attractively fitted with a modern range of high gloss fronted base level units comprising of cupboards and drawers with work surface over. Stainless steel drainer sink set into base level unit, integrated double oven/ grill, inset four ring gas hob and extractor hood over. Integrated fridge/ freezer and dishwasher with matching fascia panels. Window to the rear aspect, further range of matching wall mounted units. Tiled flooring, doors leading into,

### UTILITY ROOM

Fitted with range of base level units with work surface over. Single drainer sink set into base level unit. Wall mounted gas boiler. Space below work surface for washing machine and tumble dryer. Partially glazed door leading out to the Rear Garden, further door leading into storage.

### FIRST FLOOR LANDING

Stairs lead from the Reception Hall to the First Floor Landing. Window to the front aspect, further staircase leading to the Second Floor Landing. Door opening to airing cupboard. Further doors leading off,

### PRINCIPAL BEDROOM

Large double bedroom with window to the front aspect. Fitted dressing table. Radiator, door leading into,

### DRESSING ROOM

With two fitted wardrobes and mirrored doors, leading into,

### ENSUITE

With window to the rear aspect and suite comprising of double width shower cubicle. Vanity unit with storage cupboard and housing concealed WC and wash hand basin. Wall mounted mirror, shaving point, spotlights partially tiled walls. Radiator.

### BEDROOM 4

Generous double bedroom with window to the front aspect. Radiator.

### BEDROOM 5

Generous double bedroom window to the rear aspect. Radiator.

### FAMILY BATHROOM

With window to the rear aspect, suite comprising of panelled bath, double width shower cubicle, vanity unit comprising with storage cupboard and housing concealed WC and wash hand basin. Partially tiled walls. Radiator,

### SECOND FLOOR LANDING

Stairs lead from the First Floor Landing, velux window. Radiator, doors leading off,

### BEDROOM 2

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

### JACK AND JILL ENSUITE

With velux window and suite comprising of double width shower cubicle, WC and wash hand basin . Radiator, extractor fan and spotlights.

### BEDROOM 3

With window to the front aspect. Radiator.

### DOUBLE GARAGE

### OUTSIDE

To the front of the property there is a double width driveway providing ample off road parking and leading to the double garage. Area laid with lawn and specimen tree.

To side of the property there is a access path leading to the Rear Garden. The rear garden has a large paved patio perfect for entertaining with friends and family. Raised decking area with French doors leading out from the dining room. Area laid with lawn, flower borders planted with an array of shrubs and specimen trees 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 E - 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.

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

5 Bedroom House - Detached  
Asking Price £395,000





## Judy Bourne

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## Get in touch

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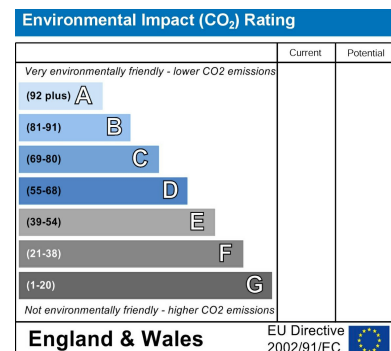
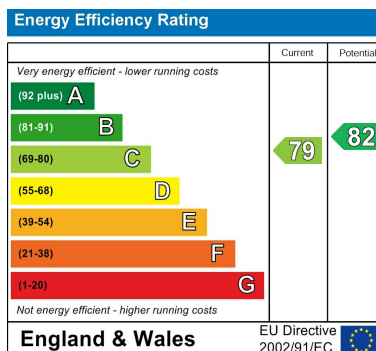
## Oswestry office

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



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