

2 St. Annes Drive Morda Oswestry SY10 9LU



4 Bedroom House - Detached
Offers In The Region Of £385,000

The features

- FOUR BEDROOM DETACHED FAMILY HOME
- LOUNGE, FAMILY ROOM, AND CONSERVATORY
- FAMILY BATHROOM ,UTILITY ROOM,CLOAKROOM
- DRIVEWAY AND DOUBLE GARAGE WITH OFF ROAD PARKING
- VIEWINGS ESSENTIAL
- ENVIABLE EDGE OF TOWN LOCATION
- PRINCIPAL BEDROOM WITH EN SUITE
- THREE FURTHER BEDROOMS
- ENERGY PERFORMANCE RATING C



***** FOUR BEDROOM FAMILY HOME WITH DOUBLE GARAGE *****

Monks are delighted to offer this well presented four bedroom detached home for sale. The property offers versatile living accommodation throughout perfect for the growing family, or those looking for extra space.

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 briefly comprises Reception Hall with Cloakroom, Lounge, Dining Room/Snug, Large Conservatory, Kitchen, Utility, Principal Bedroom with en suite, 3 further double Bedrooms and family Bathroom.

The property has the added benefit of gas central heating, double glazing, driveway and double Garage and lovely established gardens.

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position in Morda and also a short distance 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

Covered entrance with door opening to Reception Hall, wooden floor covering, radiator.

CLOAKROOM

with suite comprising WC and wash hand basin, heated towel rail, window to the front.

LOUNGE

A good sized room having double doors leading into the snug/dining area, attractive electric fireplace, media point, radiators.

SNUG/DINING AREA

with door into the conservatory, radiator.

KITCHEN

Comprehensively fitted with range of units incorporating single drainer sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over, integrated dishwasher. Inset 4 ring electric hob with extractor hood over electric oven. Tiled splashbacks and matching range of eye level wall units, tiled flooring, radiator, window overlooking the rear garden.

CONSERVATORY

being of brick and sealed unit double glazed construction with polycarbonate roof and having power and lighting and providing a lovely aspect over the garden. Double opening French doors leading to patio area.

UTILITY ROOM

with single drainer sink set into base cupboard with work surface over and space for freestanding fridge/freezer, tiled flooring, radiator, door to the rear garden and into the garage.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor landing with window to the front, access to roof space with loft ladder. Airing Cupboard.

PRINCIPAL BEDROOM

With window overlooking the front, media point, radiator.

EN SUITE

with fully tiled shower cubicle, direct mixer shower, wash hand basin and WC set into concealed vanity with storage. Complementary tiled surrounds, heated towel rail, window to the side.

BEDROOM 2

With window to the front, fitted wardrobes with mirror fronted sliding doors, radiator.

BEDROOM 3

With window to the rear, radiator.

BEDROOM 4

with window to the rear, radiator.

FAMILY BATHROOM

A well appointed room with suite comprising fully tiled shower cubicle, panelled bath, wash hand basin and WC. Complementary tiled surrounds, heated towel rail, window to the rear.

OUTSIDE

The property occupies an enviable position on the edge of this popular location, approached over driveway with parking and leading to the attached Garage with electric up and over door, power and lighting and rear door into the utility room.

There is a slabbed pathway to the side of the property provide access to the split level rear garden which is perfect for entertaining. Large paved patio and steps leading up to a lawned garden.

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.

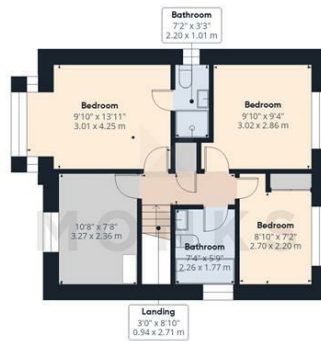
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Floor 0



Floor 1



Approximate total area^m
1,443 ft²
134 m²
Reduced headroom
4 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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		85
(81-91) B		
(69-80) C		73
(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 (CO₂) 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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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- 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.