

# 11 Parker Leighton Way Morda Oswestry SY10 9RF



4 Bedroom House - Detached  
Offers In The Region Of £325,000

## The features

- FOUR BEDROOM DETACHED FAMILY HOME
- FAMILY ROOM WITH UNDERFLOOR HEATING AND LOUNGE
- PRINCIPAL BEDROOM WITH EN SUITE
- DRIVEWAY WITH OFF ROAD PARKING
- VIEWINGS ESSENTIAL
- ENVIABLE VILLAGE LOCATION CLOSE TO AMENITIES
- OPEN PLAN KITCHEN/ DINING ROOM AND UTILITY ROOM
- THREE FURTHER BEDROOMS AND FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- SOLD WITH NO ONWARD CHAIN



**\*\*\* SPACIOUS FOUR BEDROOM FAMILY HOME \*\*\***

An opportunity to purchase this well presented four bedroom detached family home offering deceptively spacious and versatile living accommodation perfect for the growing family.

Occupying an enviable position in the heart of Morda having ease of access to a wealth of local amenities and the nearby Market Town of Oswestry.

Briefly comprising of entrance hall, lounge, family room/ study, open plan kitchen/ dining room, utility room, cloakroom, principal bedroom with en suite, three further double bedrooms and family bathroom.

Having benefit of off road parking, double glazing, gas central heating and enclosed good sized rear garden perfect for entertaining.

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

Covered entrance with door leading into the Entrance Hall. Staircase leads to the First Floor Landing, doors leading off,

### LOUNGE

With window to the front aspect, feature fireplace with surround and hearth. Radiator, understairs storage cupboard and door leading off,

### OPEN PLAN KITCHEN/ DINING

The kitchen has been attractively fitted with a range of base level units comprising of cupboards and drawers with work surface over. Drainer sink set into base level unit, integrated oven/ grill with inset four ring hob over. Space for freestanding fridge freezer. Partially tiled walls, matching range of wall mounted units door leading into the Utility room. Pennisular divide with breakfast bar overhang, space for family dining table and French doors leading out to the Rear Garden.

### FAMILY ROOM/ STUDY

With window to the front aspect, Radiator and electric underfloor heating. A versatile room with multiple options.

### UTILITY ROOM

With space below work surface for washing machine and tumble dryer. Wall mounted units for storage, gas fired boiler. Radiator, door leading out to the Rear Garden, further door opening,

### CLOAKROOM

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

### FIRST FLOOR LANDING

Stairs lead from the Entrance Hall to the First Floor Landing with access to loft space. Radiator, doors leading off,

### PRINCIPAL BEDROOM

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

### EN SUITE

With suite comprising of shower cubicle with tiled walls, WC and wash hand basin with complimentary tiled splashback. Window to the front aspect. Radiator.

### BEDROOM 2

With window to the rear aspect. Radiator,

### BEDROOM 3

With window to the front aspect. Radiator.

### BEDROOM 4

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 a large driveway providing ample off road parking and pathway leading to the Entrance Door. Side access leads to the Rear Garden which has a paved patio perfect for entertaining, area laid with lawn and enclosed with fencing.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Leasehold- The annual lease charge of £186.00 and we understand the cost of purchasing the freehold would be £8,694.00.

#### 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 B - 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 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.

## 11 Parker Leighton Way, Morda, Oswestry, SY10 9RF.

4 Bedroom House - Detached  
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## Judy Bourne

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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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