

# 10 Sweeney Drive Morda Oswestry SY10 9RH



4 Bedroom House - Detached  
Offers In The Region Of £299,000

## The features

- SPACIOUS FOUR BEDROOM DETACHED
- GOOD SIZED LOUNGE AND DINING ROOM
- PRINCIPAL BEDROOM WITH EN SUITE
- DRIVEWAY AND GARAGE WITH PARKING
- VIEWINGS ESSENTIAL
- ENVIABLE POSITION CLOSE TO AMENITIES
- KITCHEN | UTILITY ROOM | CLOAKROOM
- THREE FURTHER BEDROOMS & BATHROOM
- ENCLOSED GOOD SIZED REAR GARDEN
- ENERGY PERFORMANCE RATING 'E'



### \*\*\* FOUR BEDROOM DETACHED FAMILY HOME \*\*\*

**An opportunity to purchase this well presented four bedroom detached family home offering deceptively spacious and versatile living accommodation perfect for today's modern living**

**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. Nearby railway station at Gobowen provides direct links to the North and South along with the A5/ M54 motorway network.**

**Briefly comprising of entrance hallway, lounge, 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 HALLWAY

Covered entrance with door leading into the Entrance Hallway. Radiator, door leading into,

### LOUNGE

With window to the front aspect, feature fireplace with surround and hearth housing gas fire. Wooden effect laminate flooring. Radiator, leading into,

### DINING ROOM

With French doors leading out to the Rear Garden. Radiator, door leading into,

### KITCHEN

The kitchen has been fitted with a range of base level units comprising of cupboards and drawers with work surface over, one and a half bowl drainer sink set into base level unit, integrated oven/ grill with four ring gas hob and extractor hood over. Space for freestanding fridge/ freezer. Further range of wall mounted units, partially tiled walls. Window to the rear aspect, leading into,

### UTILITY ROOM

With door leading out to the Rear Garden, work surface with space below for washing machine and tumble dryer, wall mounted gas boiler. Door leading into,

### CLOAKROOM

With window to the side aspect and suite comprising of WC and wash hand basin. Radiator.

### FIRST FLOOR LANDING

Stairs lead from the Lounge to the First Floor Landing. Access to loft space, doors leading off,

### PRINCIPAL BEDROOM

With two windows to the front aspect. Radiator, door leading into,

### EN SUITE

With window to the side aspect and suite comprising of shower cubicle, WC and wash hand basin. Radiator.

### BEDROOM 2

With window to the front aspect, door opening to storage cupboard. Radiator.

### BEDROOM 3

With window to the rear 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. Partially tiled walls, WC and wash hand basin. Radiator.

### OUTSIDE

To the front of the property there is a driveway providing ample off road parking. Area laid with lawn and specimen tree. Side access leads to the rear garden.

The rear garden has a paved patio perfect for entertaining with friends and family. Area laid with lawn, further paved area with wooden shed. Enclosed with fencing.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold .

#### SERVICES

We are advised all mains are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band ?- 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

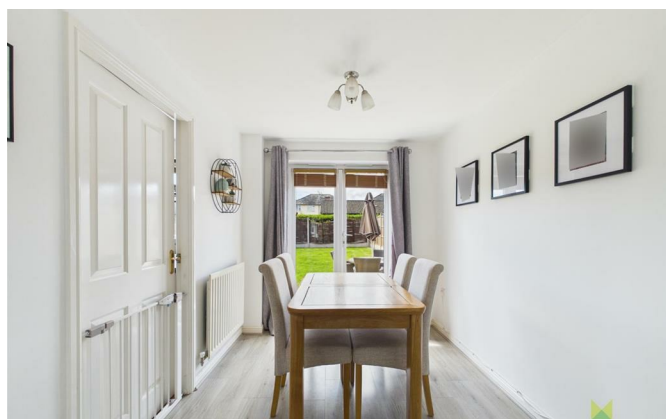
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### 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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## Judy Bourne

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## Get in touch

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Click. www.monks.co.uk

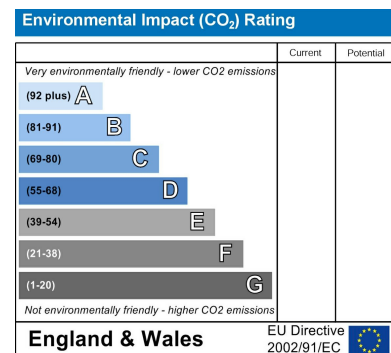
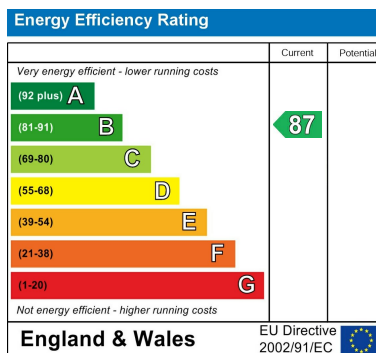
## Oswestry office

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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