The Severn Plot 23, Kingfisher Way Morda

SY10 9PB

MONKS

3 Bedroom House - Detached
Offers In The Region Of £390,000

The features

- THREE BEDROOM DETACHED FAMILY HOME
- SPACIOUS AND VERSATILE LIVING ACCOMODATION
- INTEGRATED KITCHEN APPLIANCES INCLUDED
- SEPERATE UTILITY ROOM AND GROUND FLOOR STUDY
- EV CHARGING POINT | DRIVEWAY AND DETACHED GARAGE
- ATTRACTIVE MODERN NEW BUILD PROPERTY
- FITTED KITCHEN/ DINING ROOM WITH QUARTZ WORK SURFACE
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- GAS CENTRAL HEATING SYSTEM | SOLAR PANELS
- LARGE ENCLOSED REAR GARDEN WITH SANDSTONE PATIO

***** PLOT 23 – MODERN THREE BEDROOM DETACHED FAMILY HOME *****

The Severn is an attractive and beautifully presented three-bedroom detached family home, thoughtfully designed to provide spacious, modern and versatile accommodation throughout. Offering a combination of generous living spaces, contemporary finishes and practical family living, this impressive new-build home is ideally suited to a wide range of buyers.

Ideally positioned on Kingfisher Way in Morda, the property is conveniently located close to a range of local amenities, everyday facilities and excellent transport links, while being just a short distance from the popular market town of Oswestry, offering a wider selection of shops, cafés, restaurants and services.

Briefly comprising of entrance hallway with storage and cloakroom, lounge with provisions for a log burning stove, home office/ study, open plan fitted kitchen/ dining room with appliances and quartz worktops and utility room on the ground floor. The first floor benefits from principal bedroom with en suite, two further double bedrooms and family bathroom.

The property has benefit of gas central heating, solar panels and EV charging point, driveway and garage with off road, contemporary living throughout, large enclosed rear garden.

Viewings essential

Property details

LOCATION
Kingfisher Way is situated within the popular village of Morda, offering a convenient setting for modern family life. The development is well placed for access to a range of local amenities, including shops, schools, leisure facilities and everyday conveniences, while the nearby market town of Oswestry provides a wider selection of shops, cafés, restaurants, supermarkets and professional services.

Morda also benefits from excellent access to the surrounding countryside, with a variety of scenic walks and outdoor spaces close by. The development is ideally positioned for those looking to enjoy the benefits of village living while remaining within easy reach of Oswestry and the wider North Shropshire and Welsh Border area. Road links provide convenient connections to the A483 and A5, making the location well suited to commuters travelling further afield.

ENTRANCE HALLWAY
Covered entrance with composite door leading into the Entrance Hallway. Staircase with oak and glass balustrade, door opening to under stairs storage, wooden effect laminate flooring. doors leading off,

CLOAKROOM
With WC and wash hand basin with complimentary tiled splashback, wooden effect laminate flooring. Radiator.

LOUNGE
With bay window to the front aspect, provisions for a log burning stove with tiled hearth. Radiator, TV and media point. French doors to the rear aspect leading out to the Garden.

STUDY
With bay window to the side aspect and further window aspect. Radiator.

KITCHEN/ DINING ROOM
The kitchen has been attractively fitted with a modern range of base level units comprising of cupboards and drawers with quartz work surface over. Undermount stainless steel sink, integrated double oven/ grill, integrated fridge/ freezer and dishwasher with matching fascia panels. Inset four ring gas hob with extractor hood over and stainless steel backsplash. Peninsular divide with breakfast bar overhang. wooden effect laminate flooring, window to the rear aspect. Door leading into the Utility Room.
DINING AREA- With ample space for dining table, French doors leading out to the rear garden, wooden effect laminate flooring.

UTILITY ROOM
With window to the side aspect, base level unit housing undermount stainless steel sink with quartz work surface over. Space below work surface for washing machine and tumble dryer. Further full height larder cupboard and matching wall mounted units. Wooden effect laminate flooring.

FIRST FLOOR LANDING
Staircase leads from the Entrance Hallway to the First Floor Landing with oak and glass balustrade. Radiator, doors leading off,

PRINCIPAL BEDROOM
Dual aspect room with window to the front and rear aspect. Radiator, door leading into,

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

BEDROOM 2
With two windows to the rear aspect. Radiator,

BEDROOM 3
With window to the front aspect. Radiator.

GARAGE
Detached single garage with electric roller door to the front aspect and further door to the side aspect leading into the garden.

FAMILY BATHROOM
With window to the side aspect and suite comprising of panelled bath with shower head over. WC and wash hand basin. Partially tiled walls and tiled flooring. Radiator.

OUTSIDE
To the front of the property there is a block paved driveway providing ample off road parking and leading to the detached garage. Pathway leads to the entrance door. decorative gravel, EV charging point. Side access leads into the rear garden.

The rear garden has a sandstone paved patio area perfect for entertaining with friends and family and those who love to dine alfresco. Large area laid with lawn and enclosed with fencing.

GENERAL INFORMATION
TENURE
We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries. There is an annual service charge of £265.00

SERVICES
We are advised that mains electricity, water and waste are connected and mains gas.

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.

IMPORTANT INFORMATION
All prospective purchasers will be put in contact with Ellis-Ridings Mortgage Solutions to discuss potential mortgage products and to confirm that any existing mortgage decision or agreement in principle is suitable for the development. Please advise Monks if you do not wish to be contacted by Ellis-Ridings Mortgage Solutions.

A £1,000 reservation fee is payable to secure the property.

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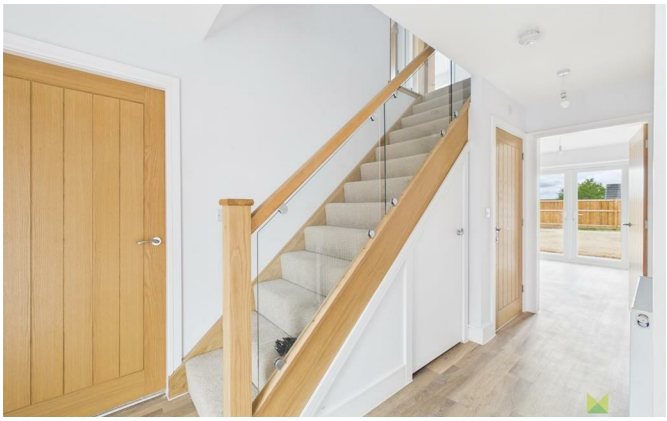

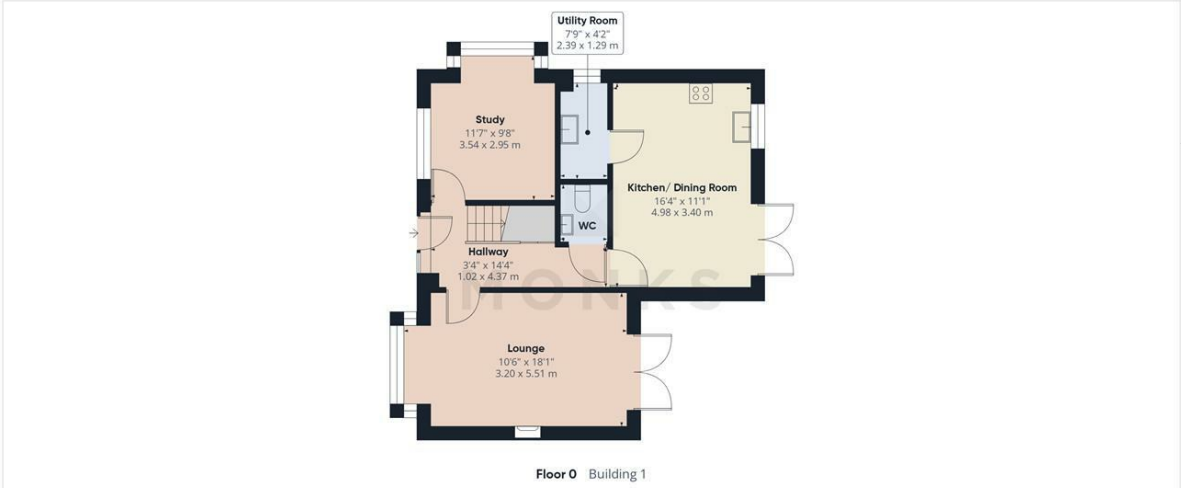

MONKS

Approximate total area(1)

1174 ft²

109 m²

(1) Excluding balconies and terraces

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

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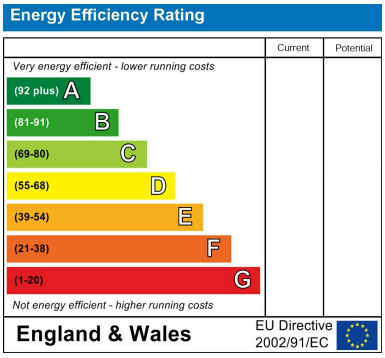

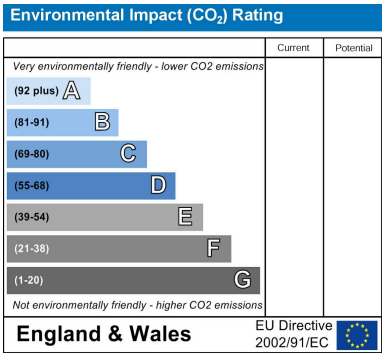

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We're available 7 days a week
HOME – four words that define who, and what we are:

Honest, **O**riginal, **M**otivated, **E**mpathetic

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

• 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.

• Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.