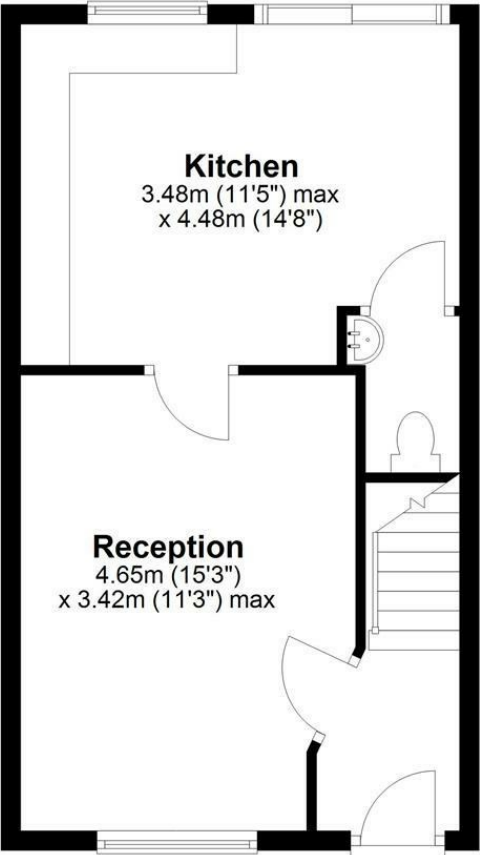


**WOODHEAD**  
OSWESTRY SALES & LETTINGS

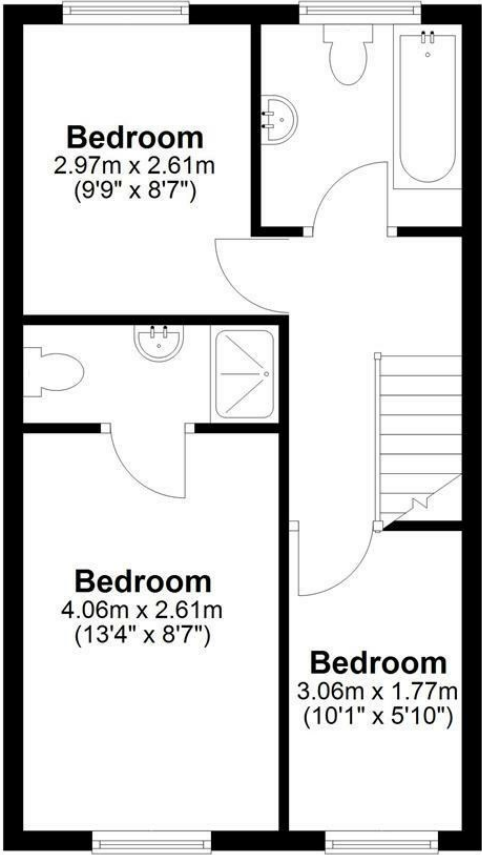
### Ground Floor

Approx. 36.9 sq. metres (396.9 sq. feet)



### First Floor

Approx. 36.9 sq. metres (396.9 sq. feet)



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.  
www.propertyphotographix.com. Direct Dial 07973 205 007  
Plan produced using PlanUp.

### 2 Milars Field



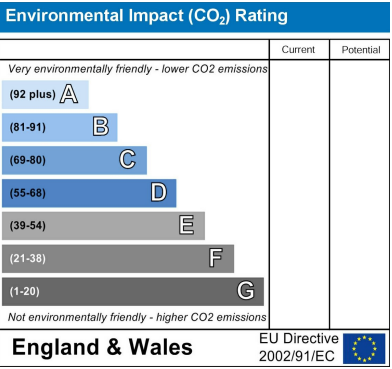
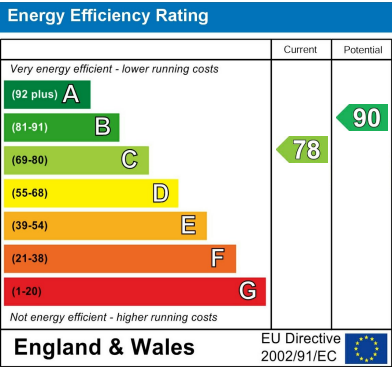
### 2 Milars Field, Morda, SY10 9PU

#### Offers over £194,950

WOODHEAD SALES AND LETTINGS are delighted to present 2 Milars Field, Morda to the market, a spacious three-bedroom mid-terraced home, offered for sale with NO ONWARD CHAIN, downstairs WC, ensuite to master bedroom, enclosed rear gardens and 2 allocated parking spaces.

Situated within an established and popular residential area, the property benefits from both front and rear gardens and is warmed by gas-fired central heating. The well-laid-out accommodation briefly comprises: entrance hall, comfortable living room, fitted kitchen, three bedrooms, and a family bathroom.

The home offers excellent potential and would make an ideal home or a strong investment opportunity. Conveniently located for local amenities, schools, and transport links, early viewing is highly recommended to fully appreciate the space and opportunity on offer.



We sell houses, We win awards, because We care

12 Leg Street, Oswestry, Shropshire SY11 2NL **T:** 01691 680044 **F:** 01691 662999  
**E:** sales@woodheadsalesandlettings.com **www.woodheadsalesandlettings.com**

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**Entrance Hall**

Front door leading to entrance hall with stairs rising to the first floor and doorway through to ;

**Living Room**

4.921 x 3.478 (16'1" x 11'4")

Front aspect UPVC double glazed windows, a good size reception room with door to :



**En Suite**

Low level WC, enclosed shower cubicle and pedestal hand wash basin



**Bedroom 2**

3.318 x 2.719 (10'10" x 8'11")

Rear aspect UPVC double glazed windows



**Bedroom 3**

1.757 x 2.793 (5'9" x 9'1")

Front aspect UPVC windows.



**Bathroom**

2.015 x 1.911 (6'7" x 6'3")

Rear aspect UPVC double glazed windows, bath, hand basin and low level WC



**External Front**

Front aspect- benefiting from a slabbed pathway leading to the front door bordered by gravel and shrubbery.



**External Rear**

The enclosed rear garden is laid with a paved pathway and stoned for easy maintenance with gated access leading to parking for family vehicles.



**Parking**

Two allocated parking spaces



**COUNCIL TAX**

The council tax band for the property is 'B' and the local authority is Shropshire.

**MISDESCRIPTION ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect.

Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts .

**SERVICES**

We have been informed by the seller that the property benefits from mains water : mains drainage : gas central heating. We have not tested any services, therefore no warranty can be given or implied as to their working order.

**VIEWINGS**

By appointment through the selling agents. Woodhead Oswestry Sales & Lettings Ltd, 12 Leg Street, Oswestry, Shropshire, SY11 2NL. Tel: (01691) 680044. Negotiations: All interested parties are respectfully requested to negotiate directly with the Selling Agents.

**HOURS OF BUSINESS**

Monday - Friday 9.00am - 5.00pm

Saturday 9.00am - 1.00pm

Sunday Closed.

**Connected Interest**

This property is owned by a member of Woodhead Sales and Lettings team.

**Kitchen/ Diner**

4.455 x 3.693 (14'7" x 12'1")

Rear aspect UPVC double glazed windows, a range of eye and base units. stainless steel sink with mixer tap, oven and hob, tiled solid flooring and space for kitchen table, with patio doors to rear garden and door to;



**Guest Cloakroom**

Low level WC, wash hand basin, tiled flooring

**First floor/ Landing**

Loft access and storage cupboard with boiler, doors leadings off to:

**Master Bedroom**

2.722 x 4.268 (8'11" x 14'0")

Front aspect UPVC double glazed windows with door leading to :