

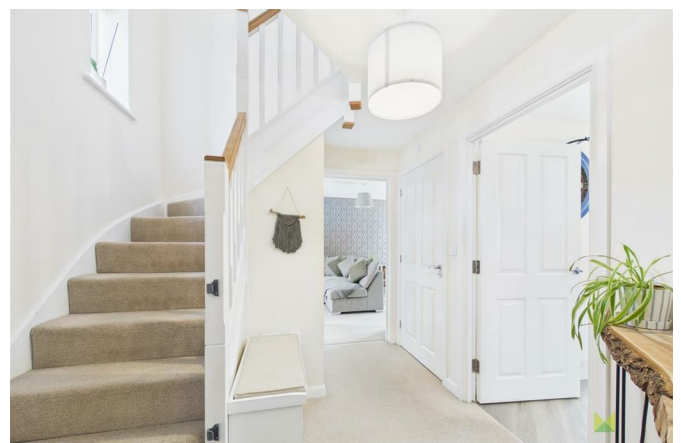
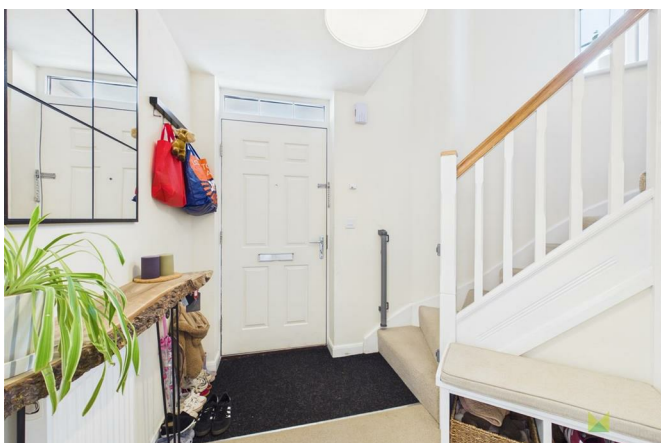
11 Cottams Meadow Morda Oswestry SY10 9FH



3 Bedroom House - Detached
Offers In The Region Of £320,000

The features

- WELL PRESENTED THREE BEDROOM DETACHED
- DUAL ASPECT LOUNGE LEADING OUT TO GARDEN
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER
- DRIVEWAY WITH OFF ROAD PARKING AND GARAGE
- ENERGY PERFORMANCE CERTIFICATE RATING "
- ENVIABLE POSITION CLOSE TO LOCAL AMENITIES
- FITTED KITCHEN AND AMPLE DINING SPACE
- TWO FURTHER BEDROOMS AND FAMILY BATHROOM
- ENCLOSED REAR GARDEN WITH GARDEN ROOM
- VIEWINGS ESSENTIAL



*** SPACIOUS THREE BEDROOM DETACHED HOME ***

Monks are delighted to offer this beautifully presented three bedroom detached family home offering spacious and versatile living accommodation, perfect for the growing family and today's modern living.

Occupying an enviable position on this sought after estate built by the reputable developer David Wilson Homes, having ease of access to a wealth of local amenities and the market town centre of Oswestry. Having an array of local transport links including A5/ M54 motorway network, bus routes and railway station at nearby village of Gobowen.

The property briefly comprises of entrance hallway with storage cupboard and cloakroom, dual aspect lounge, kitchen/ dining room, principal bedroom with en suite, two further bedrooms and family bathroom.

Having benefit of gas central heating system, double glazing throughout, driveway and garage with off road parking, summer house and enclosed rear garden perfect for entertaining with friends and family.

Viewings essential

Property details

LOCATION

The property occupies an enviable position on a private driveway in Morda within a pleasant stroll 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.

ENTRANCE HALLWAY

Door to the front aspect provides access into the Entrance Hallway. Door opening to understairs storage cupboard, staircase leading to the first floor landing. Radiator, doors leading off

LOUNGE

Naturally well lit with window to the front aspect and french doors leading out to the enclosed rear garden. Radiator, door leading into,

KITCHEN/ DINING ROOM

The kitchen has been attractively fitted with a modern range of matt fronted base level units comprising of cupboards and drawers with work surface over. Single drainer sink set into base level unit, integrated oven/ grill and inset four ring gas hob with extractor hood over and stainless steel backsplash. Space below work surface for washing machine and dishwasher and space for freestanding fridge/ freezer. Further range of wall mounted units, window to the front aspect. space for family dining table. Radiator, french doors leading out to the rear aspect.

CLOAKROOM

With WC and wash hand basin with complimentary splashback. Radiator.

FIRST FLOOR LANDING

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

PRINCIPAL BEDROOM

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

EN SUITE

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

BEDROOM 2

With window to the rear aspect. Radiator

BEDROOM 3

With window to the front aspect. Radiator

FAMILY BATHROOM

With window to the rear aspect and suite comprising of panelled bath, WC and wash hand basin, Partially tiled walls. Radiator.

GARAGE

With up and over door to the front aspect.

GARDEN ROOM

With door to the front aspect, windows to all sides. and glazed roof.

OUTSIDE

To the front of the property there is a pathway leading to the entrance door, array of well established shrubs, access to the rear garden.

The rear garden has a paved pathway, area laid with lawn and enclosed with hedges and fencing. Range of specimen trees and established shrubs.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold, we 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

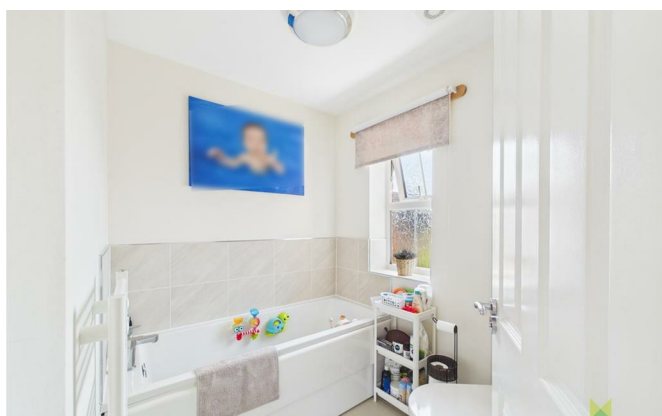
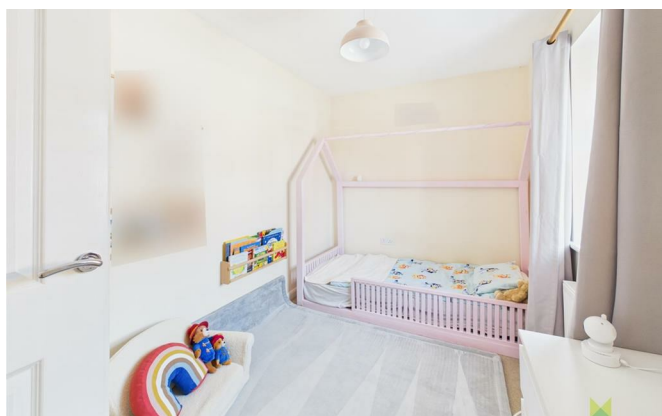
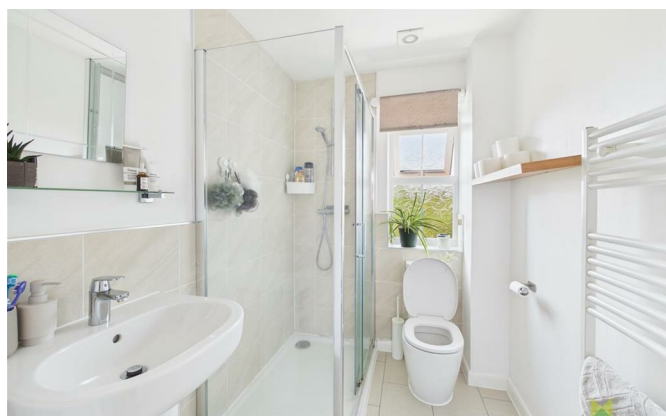
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.





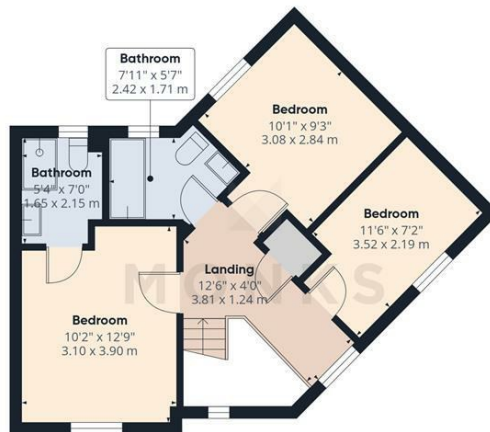
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Floor 0



Floor 1

Approximate total area[®]
946 ft²
87.7 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.

GIRAFFE360



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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) A		95
(81-91) B	84	
(69-80) C		
(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	

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.
- 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.