

# Town & Country

Estate & Letting Agents



**4 Morda Court, Morda, SY10 9NY**

**Offers In The Region Of £140,000**

WITH NO CHAIN!! Town and Country Oswestry offer this refurbished Georgian Grade II listed GROUND FLOOR APARTMENT situated in a 'tucked away' position in Morda. Accommodation briefly comprises - Hallway, Cloakroom, Lounge, Double Shower Room, Kitchen, Conservatory and Two Bedrooms. Outside the property has a lovely walled garden to the rear and a small courtyard area to the front. There is a single garage and shared parking. Morda lies just five minutes from Oswestry town offering all amenities and day to day facilities.

## Directions

From our Willow Street office proceed out of town and turn left onto Welsh Walls. Follow the road around, turning left at the junction onto Upper Brook Street, and continuing to the traffic lights. Turn right towards Morda and continue along until you reach the dip in the road. Turn left onto St Anne's Drive and then first right onto Morda Court. The building will be seen on the right.

## Accommodation Comprises

### Hallway



With a part glazed door to the front, wooden flooring, store cupboard and a Worcester boiler off with shelving. Doors lead to all the rooms.

### Cloakroom

Having a window to the front, tiled flooring, WC, wash hand basin on a vanity unit, vanity mirror, heated towel rail, vanity mirror, lighting and integrated shaver point.

### Lounge 11'10" x 13'6" (3.63m x 4.14m)



A lovely light room having a radiator, window to the front and a window to the side.

## Shower Room



Having vinyl flooring, a Triton electric shower and shower cubicle, WC, wash hand basin, part tiled walls, extractor fan and storage cupboard off. Heated towel rail and spot lighting.

### Bedroom One 9'4" x 14'4" (2.86m x 4.38m)



A good sized double bedroom with a window to the rear and a radiator.

### Bedroom Two 7'10" x 14'4" (2.39m x 4.37m)



With a window to the rear and a radiator.

### **Kitchen 8'7" x 13'6" (2.62m x 4.12m)**



The well appointed modern kitchen has base and wall units in modern Shaker style with block style work tops over and wood flooring. One and a half bowl stainless steel sink with mixer tap, five ring gas hob, chimney extractor fan, eye level AEG electric oven, space for a fridge freezer, plumbing for a washing machine, wooden flooring, radiator and window and door to the rear. A door leads through to the conservatory.

### **Conservatory 17'9" x 10'3" (5.43m x 3.14m)**

The spacious conservatory is a lovely place to sit having flagged flooring, exposed stone walling, wall mounted gas fire and French doors leading onto the garden.

### **Rear Garden**



The rear garden is very private with a paved patio, planted flower beds and stone walling.

### **Front of the Property**



To the front is a small courtyard and patio area.

### **Garage**



There is also a single garage and communal parking area for several vehicles.

### **Hours of Business**

Monday - Friday - 9.00 - 5.30  
Saturday - 9.00 - 4.00

### **Viewing**

STRICTLY BY PRIOR APPOINTMENT WITH  
TOWN AND COUNTRY ON 01691 679631

### **Town and Country Services**

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional

Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

### **To Make an Offer**

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

### **To Book a Viewing**

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

### **Tenure/Council Tax**

We understand the property is leasehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band A.

### **Services**

The agents have not tested the appliances listed in the particulars.

### **Money Laundering Regulations**

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

### **Additional Information**

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

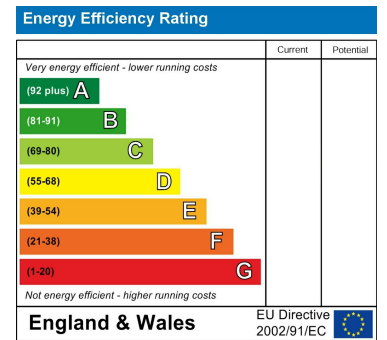
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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