

Town & Country

Estate & Letting Agents



8 Sweeney Drive, Oswestry, SY10 9RH

Offers In The Region Of £350,000

Town and Country Oswestry offer this spacious, modern four double bedroom family home set on a popular development in the village of Morda just a five minute drive away from Oswestry town. The property has been well maintained and has a recently fitted kitchen, three reception rooms and a well good sized garden. There is also parking for three cars and a single integral garage. Morda has a primary school and village shop along with good road networks linking it to larger towns and cities. There are rural walks close by and a small park on the development making it an ideal family home.

Directions

From our office in Oswestry proceed up Willow Street turning left onto Welsh Walls. Follow the road along turning left towards the traffic lights, turning right at the lights. On entering the village of Morda take the left turn at the crossroads onto Weston Road and continue and take the 2nd right into the development, follow the road round where Sweeney Drive can be found on the right. The property will be found on the left hand side.

Accommodation Comprises

Hallway



The hallway has a part glazed door to the front, wood flooring, stairs leading to the first floor, radiator, coved ceiling and doors leading to the cloakroom and the lounge.

Cloakroom

The cloakroom has a window to the front, low level w.c., corner wash hand basin, radiator, tiled floor and part tiled walls.

Lounge 14'6" x 12'3" (4.42m x 3.74m)



The good sized lounge has a square bay window to the front, two radiators, wood flooring, focal fireplace with a marble inset and a gas fire, coved ceiling and an archway leading to the dining room.

Additional Photo



Dining Room 11'3" x 8'0" (3.43m x 2.45m)



The dining room has a coved ceiling, wood flooring, radiator and French doors leading through to the conservatory. A door leads through to the kitchen.

Kitchen 16'1" x 11'3" (4.91m x 3.43m)



The L shaped kitchen has been recently refitted with a modern range of base and wall units in grey shaker style with contrasting work tops and

splashbacks over, five ring gas hob, eye level double electric oven, radiator, one and a half bowl sink with a mixer tap over, Bosch integrated eye level microwave, integrated wine fridge, vinyl flooring, integrated fridge/ freezer, spotlighting, a window to the rear overlooking the garden, under stairs cupboard and French doors leading out to the garden. A door leads through to the utility.

Additional Photo



Additional Photo



Utility 7'4" x 8'7" (2.25m x 2.62m)



The utility is fitted with matching units and work surfaces as the kitchen. There is a part glazed door to the side, radiator, vinyl flooring, stainless steel sink with a mixer tap over, plumbing for a washing machine, extractor fan and wall mounted Baxi gas fired boiler.

Conservatory 11'4" x 9'3" (3.46m x 2.84m)



The conservatory has an insulated roof making it a useable space all year round. There is wood flooring, spotlighting, wall lighting and French doors leading out to the garden.

First Floor Landing



The first floor landing has an airing cupboard off with a hot water tank, loft hatch giving access to the loft and doors leading to the bedrooms and the bathroom.

Bedroom One 12'1" x 10'8" (3.69m x 3.26m)



The first double bedroom has a window to the rear, radiator, a range of fitted wardrobes and drawers giving great storage and a door leading through to the en suite.

En Suite



The en suite has a window to the side, low level w.c., wash hand basin on a vanity unit with a mixer tap over, extractor fan, radiator, shaver point, vinyl flooring and a tiled shower cubicle with a mains powered shower and two shower heads.

Bedroom Two 14'10" x 8'10" (4.54m x 2.71m)



The second good sized double bedroom has a window to the front, radiator and a range of fitted wardrobes and drawers providing good storage.

Additional Photo



Bedroom Three 13'7" x 8'7" (4.16m x 2.62m)



The third double bedroom has a window to the rear, radiator and a range of fitted wardrobes and drawers proving good storage.

Bedroom Four 11'3" x 9'0" (3.43m x 2.76m)



The fourth double bedroom has a window to the front and a radiator.

Family Bathroom



The well appointed family bathroom has a panelled bath with a mixer tap and shower head over, low level w.c., wash hand basin on a vanity unit with a mixer tap over, vinyl flooring, part tiled walls, radiator and a shaver point.

Single Garage

The single integral garage has an up and over door, power and lighting.

To The Outside

To the front of the property there is parking for three cars and access to the integral garage. There is gated access to both sides of the house along with a pathway to the front door and outside lighting.

Rear Gardens



The well maintained rear garden has a patio area off the rear of the property along with a lawned and shrubbed garden, rockery and garden shed. There is an external power point, external lighting and an outside tap. The garden is fully enclosed by fencing making it ideal for children and pets.

Additional Photo



Additional Photo



Additional Photo



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 freehold, 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 D.

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.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.30pm
Saturday: 9.00am to 2.00pm

Additional Information

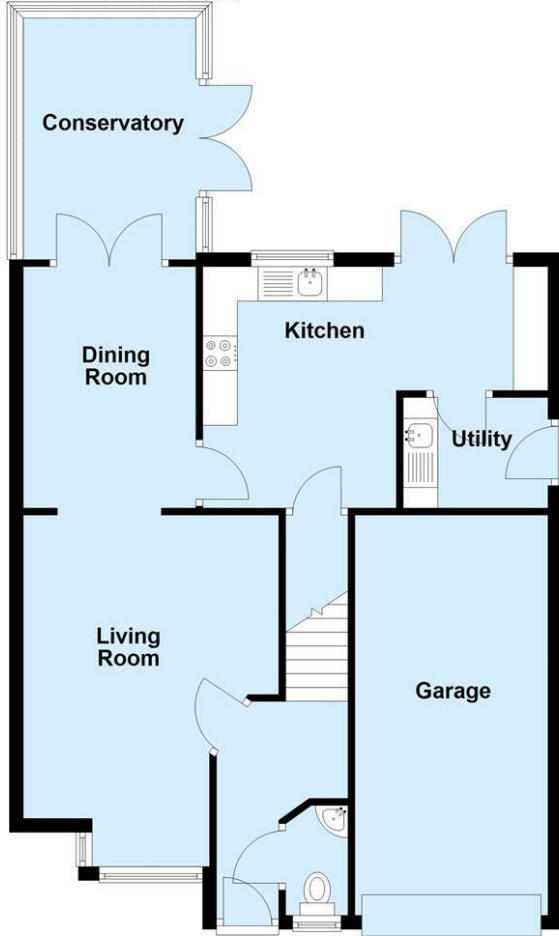
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes

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 must 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

Ground Floor
Approx. 76.7 sq. metres (825.7 sq. feet)

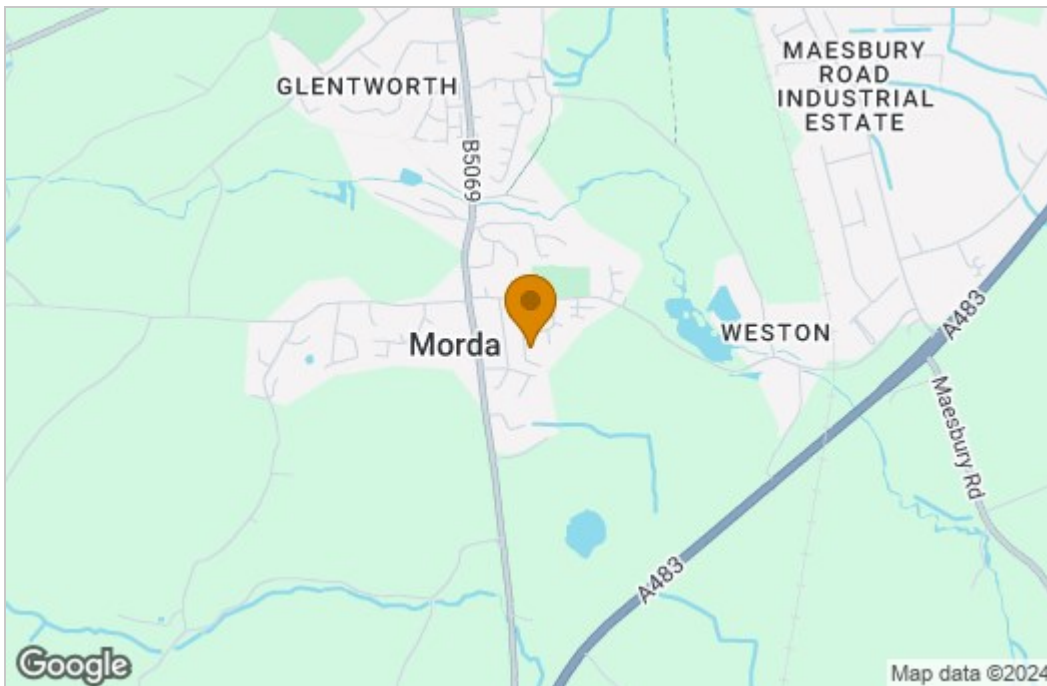


First Floor
Approx. 58.7 sq. metres (632.3 sq. feet)



Total area: approx. 135.5 sq. metres (1458.0 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B	76	
(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	

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