

Town & Country

Estate & Letting Agents



Flat 1, Kitchenor House , Morda, SY10 9PD

Offers In The Region Of £115,000

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this well maintained, spacious two storey apartment located in the popular village of Morda just a five minute drive from Oswestry town. The property has been recently updated and decorated throughout and has bright, spacious rooms with a modern kitchen/ dining room, two double bedrooms, lounge and shower room. There is parking to the rear for one vehicle. A perfect investment property or first time buy in a convenient location in great condition. Good road links connect the property to larger towns whilst all amenities are close at hand.

Directions



From our Oswestry office proceed up Willow Street and turn left onto Welsh Walls. Follow the road around to the T junction. Turn left and take the next turning right at the traffic lights following the road for Morda. On entering the village the property will be found on the right hand side.

Accommodation Comprises

Lounge 15'0" x 12'7" (4.59m x 3.86m)



The bright, spacious lounge has windows to the front, double doors to the front and a radiator. A door leads to the inner lobby.

Lobby

The lobby has a staircase leading to the ground floor and a door leading to the bedroom.

Bedroom One 15'0" x 11'10" (4.58m x 3.61m)



The first double bedroom has a window to the side, radiator and wall mounted Worcester gas fired boiler.

Ground Floor

The ground floor has a tiled floor and doors leading to the bedroom, shower room and the kitchen.

Bedroom Two 14'0" x 10'7" (4.29m x 3.25m)



The ground floor bedroom has a radiator and spot lighting.

Shower Room



The well appointed shower room has a w.c., corner wash hand basin with a mixer tap over, shower cubicle with a mains powered shower, tiled floor, aqua panelling and an extractor fan.

Kitchen/ Dining Room 12'6" x 9'10" (3.82m x 3.00m)



The good sized kitchen/ dining room is fitted with a range of modern base and wall units with work surfaces over, electric oven, ceramic hob, chimney style extractor fan, plumbing for a washing machine, tiled flooring, radiator, stainless steel sink with a mixer tap over, window to the rear and a part glazed door to the rear.

To The Outside



To the outside there is a small yard area off the kitchen with steps leading up to the parking area where there is off road parking for one car.

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. We are informed by the vendor that the lease was granted in 2007 and runs for 99 years.

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.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 2.00pm

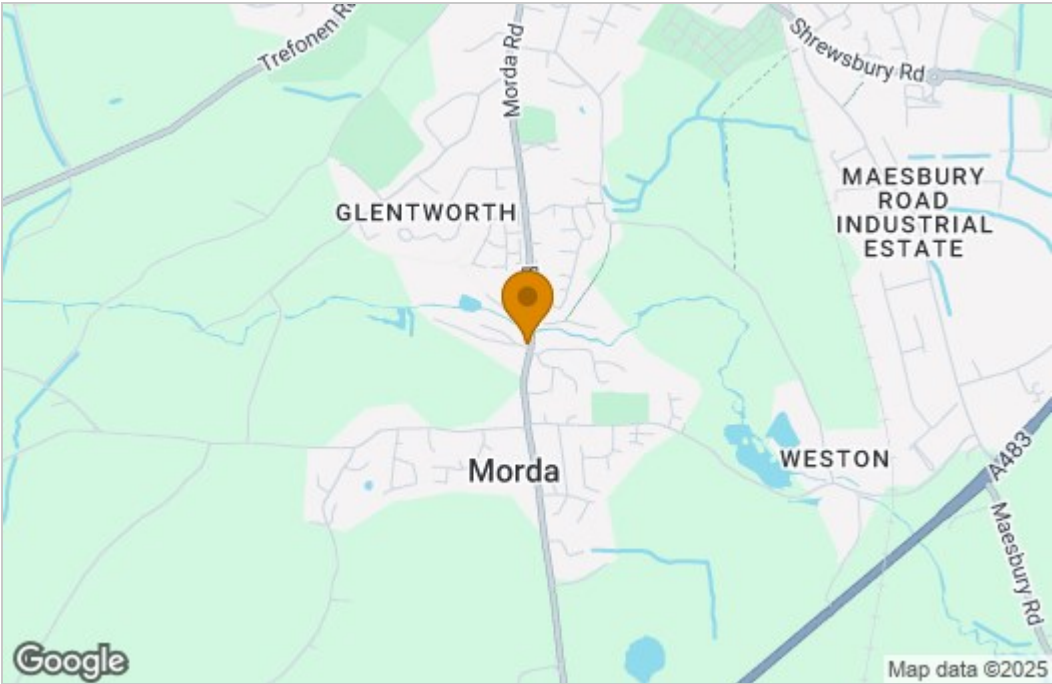
Additional Information

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.

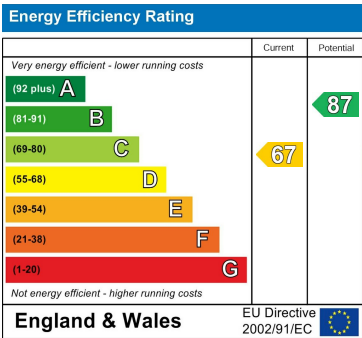
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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

Area Map



Energy Efficiency Graph



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