

Town & Country

Estate & Letting Agents



11 Nant Lane, Morda, SY10 9BX

£250,000

Town and Country Oswestry are pleased to present to the market this detached bungalow which presents an excellent opportunity for those seeking a project to make their own. With three well-proportioned bedrooms, this property offers ample space for families or those looking to downsize without compromising on comfort. The bungalow is set on a desirable corner plot, providing generous gardens, a blank canvas to create a lovely outdoor space to enjoy. Although the property requires some improvement, it is brimming with potential, allowing you to tailor it to your personal taste and lifestyle. Situated in a quiet location, this home offers a peace and quiet while still being conveniently close to local amenities. Whether you are looking to invest in a property with potential or seeking a comfortable residence in a lovely neighbourhood, this bungalow on Nant Lane is certainly worth considering.

Directions

From our Willow Street office proceed out of town and turn left onto Welsh Walls. Follow the road around and turn left at the junction onto Upper Brook Street. At the traffic lights turn right towards Morda. Upon reaching the village of Morda turn right at the crossroads onto Trefonen Road, and continue along until reaching Nant Lane. Turn left here and proceed along Nant Lane until the property can be seen on the right hand side identified by our board.

Accommodation Comprises:



Porch

Sitting to the front of the property, the porch has a glazed door and window to the front and a glazed door with side panels leading into the kitchen, with a quarry tiled floor.

Kitchen/ Breakfast Room 9'3" x 18'4" (2.84 x 5.60m)



The large kitchen has a tiled floor, a range of base and wall units with work surfaces over, Whirlpool electric oven and gas hob with integrated extractor fan and plumbing and space for a dishwasher. There is a one and a half bowl sink with mixer tap, part tiled walls, a radiator and plenty of space for a dining table and chairs. There is a window to the side and glazed doors leading to the inner hallway and to the utility room.

Additional Photograph



Utility Room 9'6" x 5'1" (2.92 x 1.55m)

The utility room has a tiled floor, wall mounted Worcester gas fired boiler, plumbing and space for a washing machine and doors leading to the garage and a glazed door with glazed side panels leading to the rear garden.

Inner Hallway



Having a parquet wooden floor, a door to the airing cupboard which has shelving for useful storage, doors lead to the bedrooms, lounge and bathroom.

Lounge 12'11" x 15'10" (3.95 x 4.84m)



The spacious and bright lounge has a bay window to the front, a radiator, a stone fireplace with inset electric fire, wood flooring, a coved ceiling and a part glazed door which leads to the conservatory.

Additional Photograph



Additional Photograph



Conservatory 7'2" x 9'7" (2.20 x 2.93m)



Having a tiled floor, windows overlooking the garden and a glazed door to the front.

Additional Photograph



Bedroom One 12'11" x 9'10" (3.95 x 3.00m)



Each bedroom is a good size, bedroom one has a window to the rear overlooking the rear garden, wood flooring and a radiator.

Bedroom Two 12'4" x 11'10" (3.78 x 3.63m)



A window to the rear, wood flooring and a radiator.

Bedroom Three 8'6" x 8'11" (2.60 x 2.72m)



Having a window to the side and a radiator.

Bathroom 9'5" x 5'7" (2.88 x 1.72m)



The bathroom benefits from a corner style bath, wash hand basin, low level W/C, heated towel rail, fully tiled walls, and a wet room area with Mira electric shower and extractor fan.

Garage

Having an electric roller style door, a window to the side and benefitting from power and lighting.

Driveway

Leading to the garage and providing parking for two vehicles.

To the front and side of the Property



The property sits on a corner plot providing great scope to create a stunning garden that surrounds the property. The garden is gravelled for low maintenance and is planted with shrubs.

Additional Photograph



Rear Garden



To the rear of the property there is a paved patio, a pond and a greenhouse, there are two sheds providing useful storage and a covered area ideal for sitting out all year round. There are also a number of raised beds for planting.

Additional Photograph



Solar Panels

The property benefits from 16 solar panels which provide the property with electricity. These are approx 10 years old and the property owner benefits from a generous payment from the grid each year, this is transferrable to the new owner of the property.

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 C.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm
Saturday: 9.00am to 2.00pm

To Book a Viewing

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

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.

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.

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.

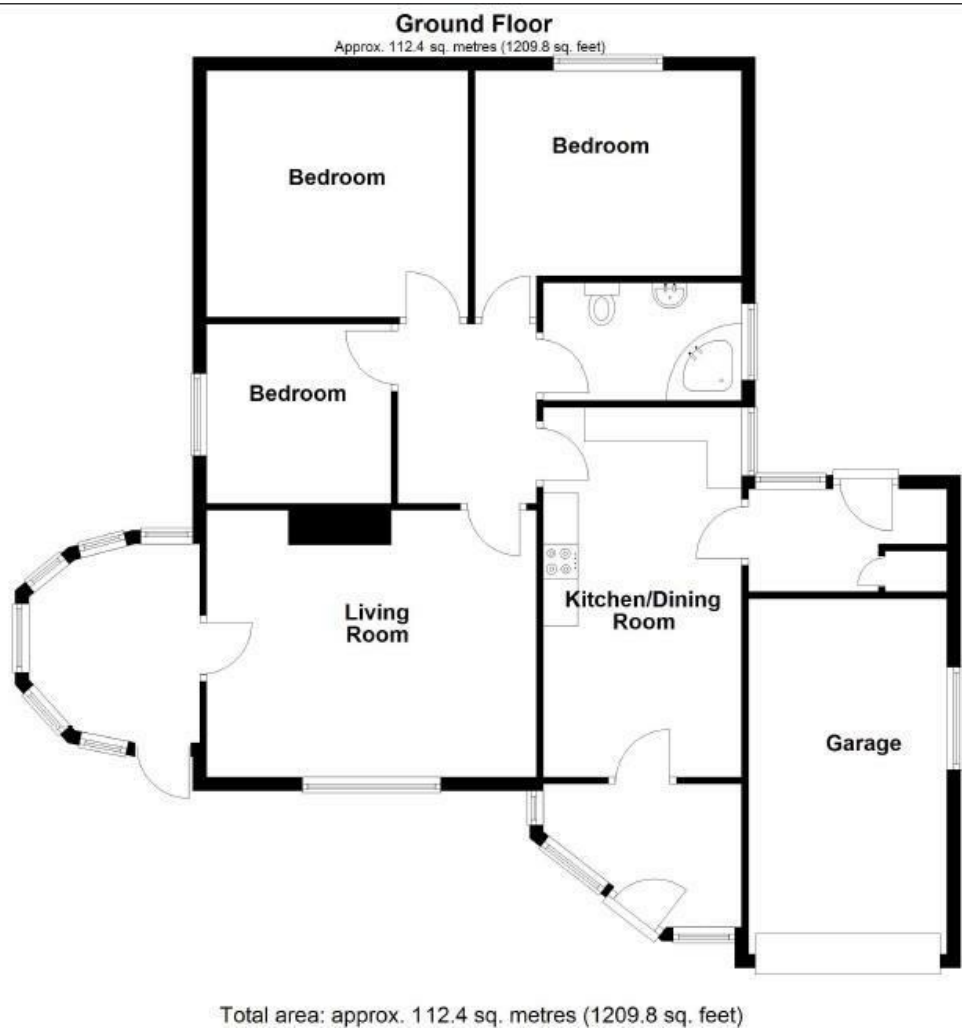
Additional Information

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.

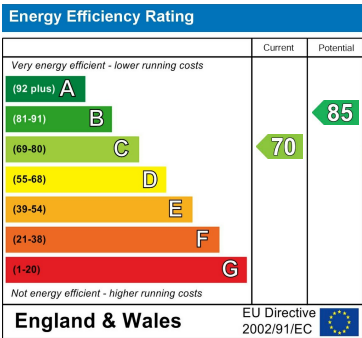
Floor Plan



Area Map



Energy Efficiency Graph



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.