

Town & Country

Estate & Letting Agents



40 Kingfisher Way, Oswestry, SY10 9LX

Offers In The Region Of £220,000

WITH NO ONWARD CHAIN!! Situated in the charming area of Kingfisher Way, Morda, this delightful semi-detached house offers a perfect blend of modern living and comfort. Built in 2019, this new build property boasts a generous 1,442 square feet of well-designed space, making it an ideal choice for families or individuals seeking a contemporary home. The property features two spacious bedrooms, providing ample room for relaxation and rest. The well-appointed bathroom and kitchen are designed with modern fixtures, ensuring both style and functionality. The inviting reception room serves as a welcoming space for entertaining guests or enjoying quiet evenings at home. This modern semi-detached house is part of an attractive development, showcasing a good specification that reflects quality and attention to detail. With its contemporary design and thoughtful layout, the property is ready to move into, allowing you to settle in without delay. Conveniently located, this home offers easy access to local amenities and transport links, making it an excellent choice for those who value both comfort and practicality. Whether you are a first-time buyer or looking to downsize, this property presents a wonderful opportunity to enjoy a modern lifestyle in a desirable location. Don't miss the chance to make this lovely house your new home.

Directions

From our office continue along Willow Street until turning left onto Welsh Walls, then continue before taking left again onto Upper Brook Street. At the traffic lights turn right and continue into Morda. Take the second turning on the left into St. Anne's Drive and first left into Kingfisher Way. Follow the road along into the new development. Take the first left turn where the property will be seen on the right hand side.

Accommodation Comprises

Hallway



The hallway has a tiled floor, radiator, stairs leading to the first floor, door to the front and doors leading to the kitchen, lounge and the cloakroom.

Cloakroom



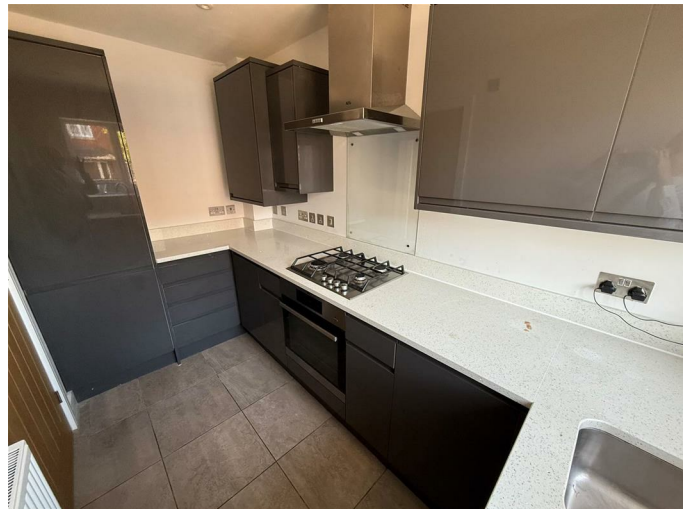
The cloakroom has a window to the front, tiled floor, wash hand basin with a mixer tap over, low level w.c., radiator and tiled splash backs.

Kitchen 10'8" x 5'4" (3.27m x 1.65m)



The well appointed, modern kitchen is fitted with a good range of grey gloss base and wall units with contrasting quartz worktops over and matching up stands, there is a window to the front, inset one and a half bowl sink with a mixer tap over, AEG electric oven with gas hob over, chimney style extractor fan and a glass splash back, tiled floor, space for appliances, integrated fridge/ freezer, radiator, spotlights and an enclosed wall mounted Worcester gas fired boiler.

Additional Photograph

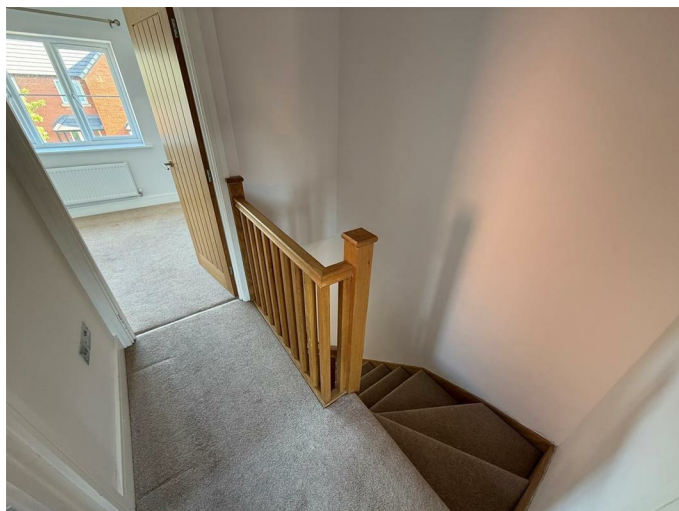


Lounge/ Dining Room 13'10" x 12'11" (4.24m x 3.94m)



The good sized, bright lounge/ dining room has vinyl flooring, a useful built in cupboard, radiator, fitted shelving and French doors with side panels opening onto the rear garden.

First Floor Landing



The first floor landing has a loft hatch and doors leading to the bedrooms and the bathroom.

Bedroom One 12'10" x 8'11" (3.93m x 2.72m)



The first double bedroom has a window to the front, radiator, built in cupboard and a tv point.

Bedroom Two 12'11" x 8'5" (3.94m x 2.57m)



The second double bedroom has a window to the rear overlooking the garden, fitted shelving, radiator and a tv point.

Family Bathroom



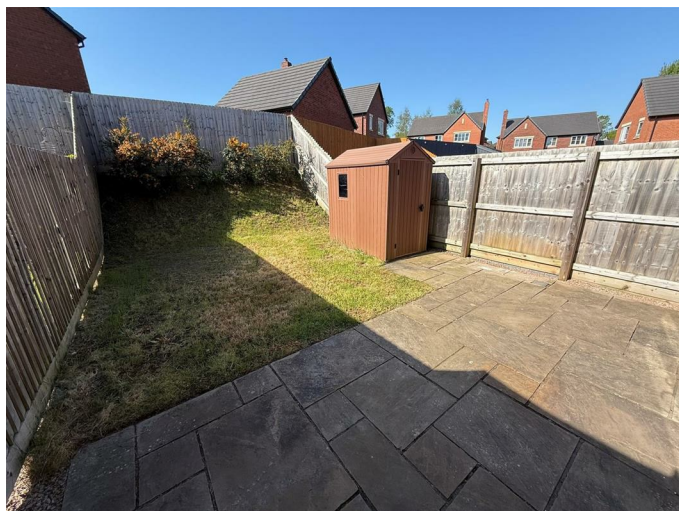
The well appointed bathroom is fitted with a panel

bath with a mixer tap and shower head over, wash hand basin with a mixer tap over, low level w.c., part tiled walls, tiled floor, extractor fan, spotlights, shaver point, heated towel rail and a window to the side.

To The Outside

To the front of the property there is block paved driveway with lawn to the side and hedge boundaries. A gate to the side gives access to the rear garden. A canopy porch with lighting leads to the front door.

Rear Gardens



The rear gardens have a patio with lawned and shrubbed garden beyond, garden shed and fence boundaries making it ideal for children and pets.

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 B.

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

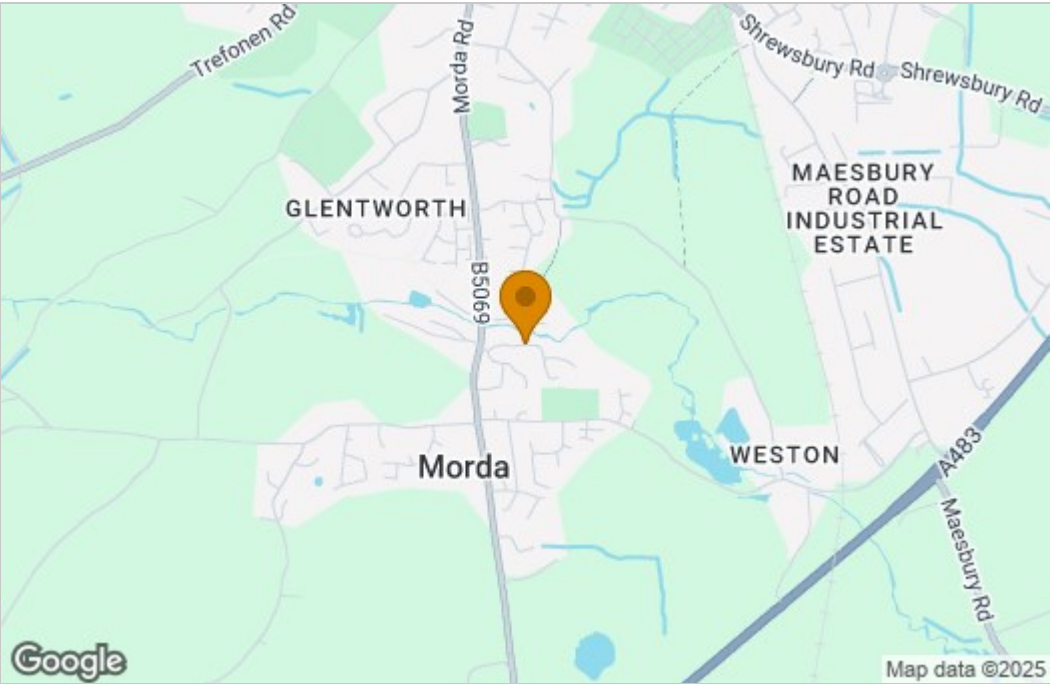
Additional Information

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.

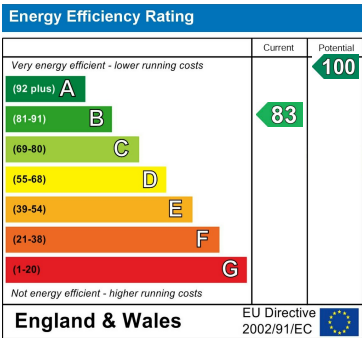
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA
Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk