

Town & Country

Estate & Letting Agents



1 Mayfields Weston Road, Morda, SY10 9RN

50% Shared Ownership £125,000

Purchase price is 50% shared ownership and is subject to a 106 local needs requirement. Nestled in the charming village of Morda, Oswestry, this delightful semi-detached home on Weston Road offers a perfect blend of comfort and convenience. With no onward chain, this property presents an excellent opportunity for those looking to settle into a spacious family home without delay. Boasting three well-proportioned bedrooms, this residence is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. The property also features a well-appointed bathroom and large kitchen/ dining room. One of the standout features of this home is its large rear garden, which offers ample space for outdoor activities, gardening, or simply enjoying the fresh air. The garden is a wonderful extension of the living space, providing a tranquil retreat with far-reaching views that enhance the overall appeal of the property. Additionally, off-road parking is available, adding to the convenience of this lovely home. Situated on the edge of the village, this property enjoys a peaceful setting while still being within easy reach of local amenities and transport links. Whether you are a first-time buyer, a growing family, or looking to downsize, this semi-detached house is a fantastic choice. With its spacious layout and beautiful surroundings, it is sure to capture your heart. Do not miss the chance to make this wonderful property your new home.

Directions

From our Oswestry office proceed out of the town heading towards Morda. On entering the village turn left onto Weston Road. Follow the road down where the property will be found on the left just after the turning to The Ashes. The parking for the property is located at the rear.

Accommodation Comprises

The property has the benefit of solar panels that run the hot water supply. The property purchase represents 50% shared ownership and is subject to a section 106 (local needs) requirement.

Shared Ownership

This is a shared ownership property. We are selling a 50% share in the property with the remaining 50% owned by the Housing Association.

A monthly rent is payable for the share retained by the Housing Association, this is currently £297.87 per month.

There is an opportunity once the 50% share has been purchased to staircase your ownership to a maximum of 80%.

Buyers must satisfy local needs restriction criteria and affordability - please contact our office on 01691 679631 for further details.

Hallway



The spacious hallway has a part glazed door to the front, radiator, stairs to first floor and understairs storage cupboard. Doors lead to the cloakroom, lounge and the kitchen.

Lounge 10'9" x 13'2" (3.30m x 4.02m)



The lounge has a window to the front with open countryside views, radiator, telephone & TV Points.

Cloakroom/Wet Room

The cloakroom can also be adapted to a wet room having a sealed vinyl floor, low level w.c., wash hand basin, radiator and a window to the rear.

Kitchen/Dining Room 10'9" x 12'2" (3.30m x 3.72m)



A good sized room having a good range of floor and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap over, stainless steel splash back, space for a fridge/freezer and for washing machine, storage cupboard housing the Gloworm boiler, vinyl flooring, window and part glazed door to the rear opening onto the garden.

Additional Photo



First Floor Landing

Having a window to the side and access to the roof space via hatch. Doors lead to the bedrooms and the bathroom.

Bedroom One 9'2" x 12'4" (2.81m x 3.76m)



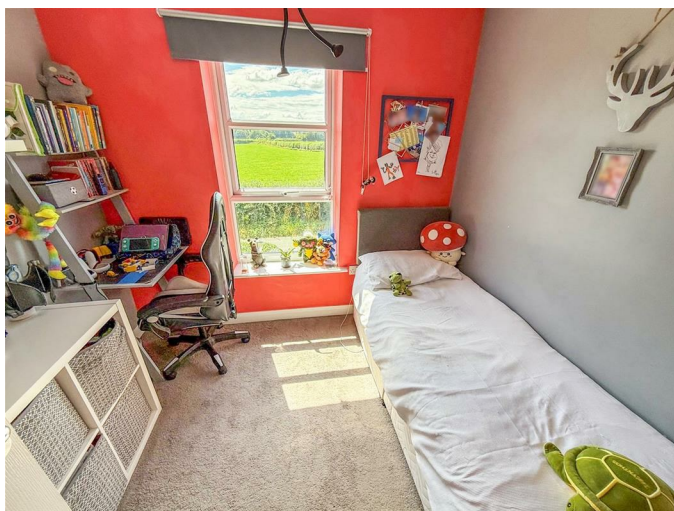
A good sized double bedroom having a radiator and a window to the front with views over open countryside.

Bedroom Two 10'7" x 10'8" (3.25m x 3.26m)



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

Bedroom Three 8'4" x 7'4" (2.56m x 2.25m)



With a window to the front with far reaching views, a radiator and a built in storage cupboard.

Family Bathroom



The modern bathroom has a panelled bath with a glass screen and a mains shower over, a wash

hand basin and low level w.c., a vinyl floor, part tiled walls, a window to the rear, an extractor fan and a heated towel rail.

To The Outside

To the front of the property a gate and steps lead up to the property with lawned and shrubbed gardens extending around to the side. A gate gives access to the rear garden.

Rear Gardens



The rear garden is a fantastic feature of this home having a patio and a large corner plot mainly laid to lawn, a garden shed, raised flower beds, a second decked patio, fully enclosed fenced and walled boundaries and gates to the rear leading to the parking space for 2 vehicles.

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, (Shared ownership lease) although purchasers must make their own enquiries via their solicitor. The lease is 99 years from new (1st Jan 2015), The monthly service charge payable is £11.39.

The Council tax is payable to Shropshire Country 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

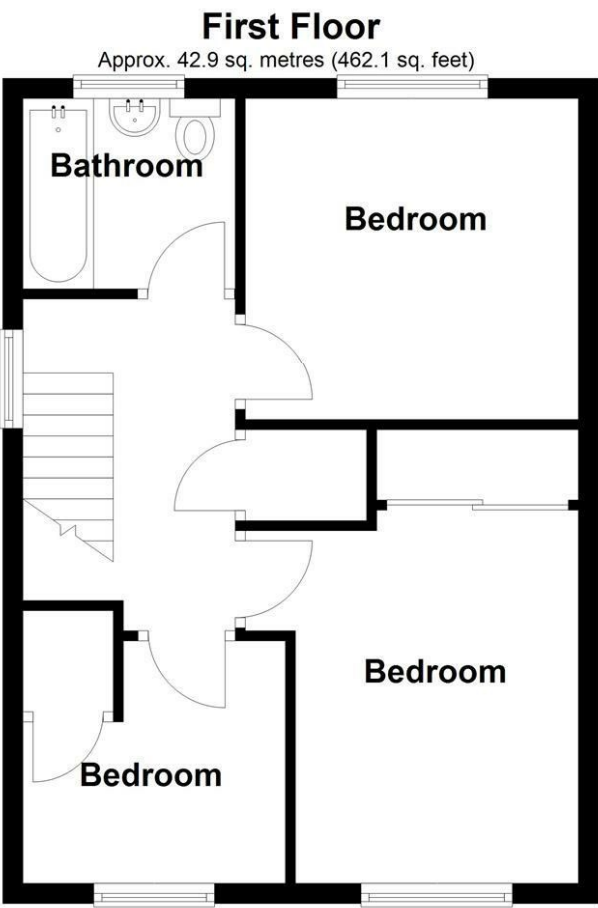
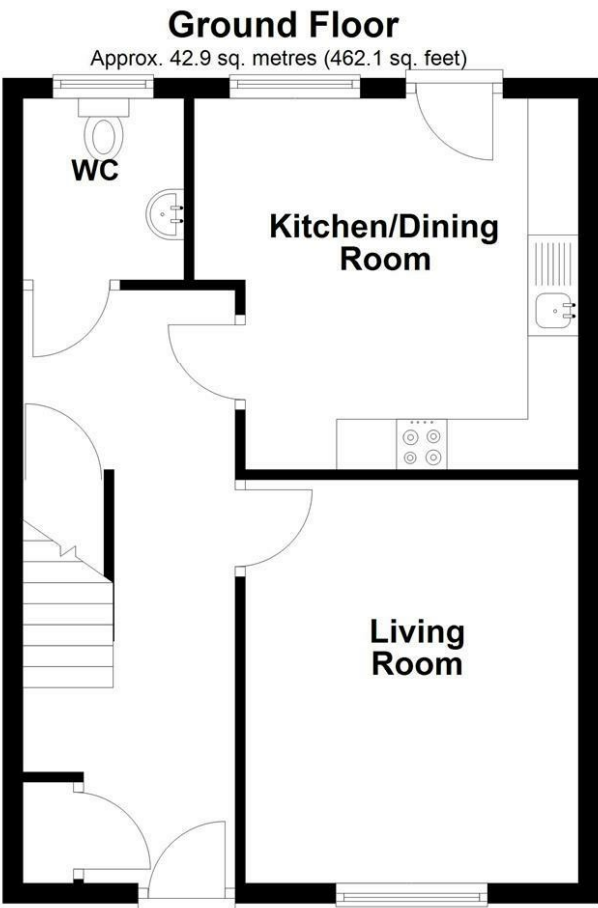
Saturday: 9.00am to 2.00pm

Additional Information

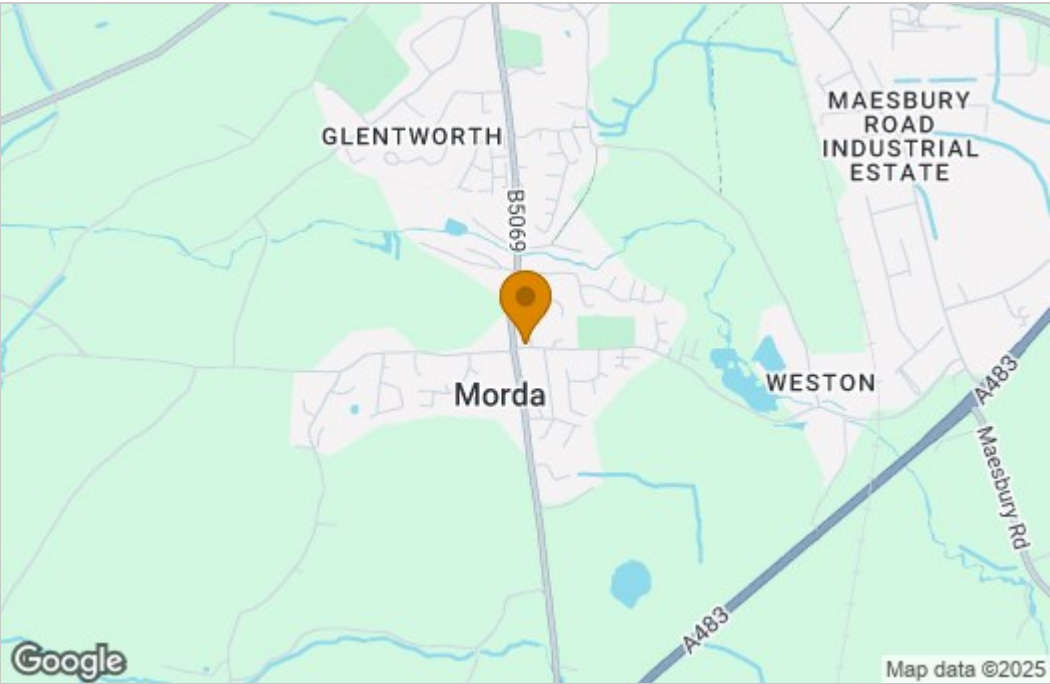
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

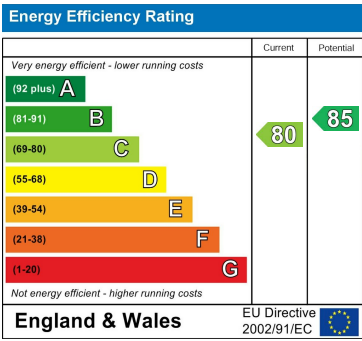
Floor Plan



Area Map



Energy Efficiency Graph



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