

# Town & Country

Estate & Letting Agents



**12a The Terraces, Oswestry, SY10 9NE**

**Offers In The Region Of £225,000**

Nestled in the charming area of The Terraces, Morda, Oswestry, this delightful three-bedroom end terrace house presents an excellent opportunity for families and first-time buyers alike. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests.

The three bedrooms offer ample space, making it ideal for a growing family or those in need of a home office. The bathroom is conveniently located, ensuring ease of access for all residents.

The end terrace position provides added privacy and a sense of space, while the surrounding area is known for its friendly community atmosphere. Morda is well-connected to Oswestry, offering a range of local amenities, schools, and parks, making it a desirable location for those seeking a balance of tranquillity and convenience. Do not miss the chance to view this lovely home and envision the possibilities it holds.



## Directions



## Additional Photo



## Accommodation Comprises



## Additional Photo



## Lounge 14'10" x 10'2" (4.53m x 3.10m)



With window and door to the front of the property, feature fireplace with log burner insert, slate hearth and wooden beam over. Radiator and door to the side. Doors into the Hallway.

## Inner Hallway

Window to the side and stairs to the first floor. Radiator and door to separate WC.

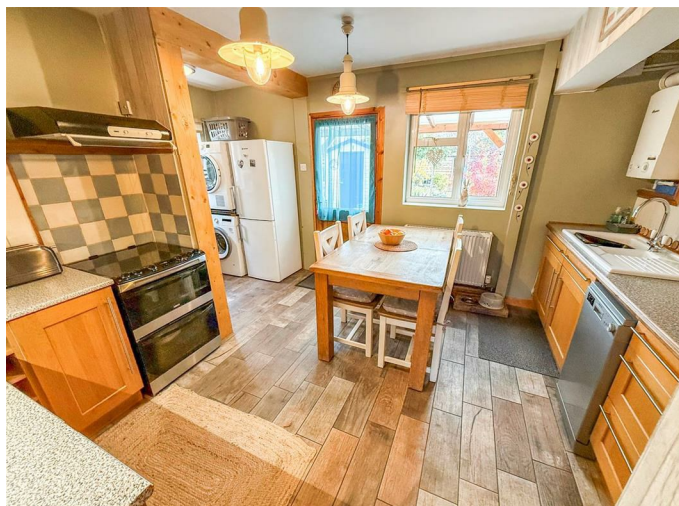
## WC



Window to the side, WC and with tile flooring.



### Kitchen 11'8" x 11'5" (3.56m x 3.50m)



Comprising a range of mounted wall and base units with worktop over, ceramic double sink and drainer, space for electric cooker with extractor hood over, space and plumbing for washing machine, plumbing for dishwasher, tumble dryer and door into pantry cupboard. Wall mounted Worcester combi boiler and door to understairs storage cupboard. Door though to lounge and door into the rear garden.

### Additional Photo



### Additional Photo



### Utility Room 5'6" x 4'11" (1.68m x 1.50m)

Window to the side, space and plumbing for washing machine, tumble dryer and free standing fridge freezer.

### Landing



With doors to bedrooms and bathroom. Window to the rear and radiator. Access to loft space by hatch.



**Bedroom One 11'9" x 7'7" (3.60m x 2.33m )**



Window to the rear and radiator.

**Bedroom Two 11'3" x 7'6" (3.45m x 2.30m)**



Window to the front with open views and radiator.

**Bedroom Three 7'11" x 6'10" (2.43m x 2.10m )**



Window to the front with open views and radiator.

**Bathroom 6'11" x 4'9" (2.13m x 1.45m )**



Comprising panel bath with mixer tap and shower attachment over and part tiled walls. WC, wash hand basin and mirror above. Heated towel rail.

**Outside**



**Front Garden**





### View To The Front



### Additional Photo



### Garage 9'4" x 22'5" (2.85m x 6.85m )



### Additional Photo



Large garage with inspection pit, window to the side and up and over door.

### Covered Log Store

Providing additional arage spade with light and power laid on.

### Rear Garden

Enclosed rear garden with shrubbed borders, with a covered area ideal for sitting out with additional decked area, shed with power and lighting and log store. Patio to the garage and gravelled area. Pond and separate water feature. Parking to the rear of the property.

### Additional Photo





**Additional Photo**



**Additional Photo**



**Additional Photo**



**Shed 11'7" x 5'8" (3.55m x 1.75m )**



Power and light laid on.

**Additional Photo**





### Additional Photo



### Hours Of Business

Our office is open:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 2.00pm

### 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.

### Services

The agents have not tested the appliances listed in the particulars.

### 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.

### 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.

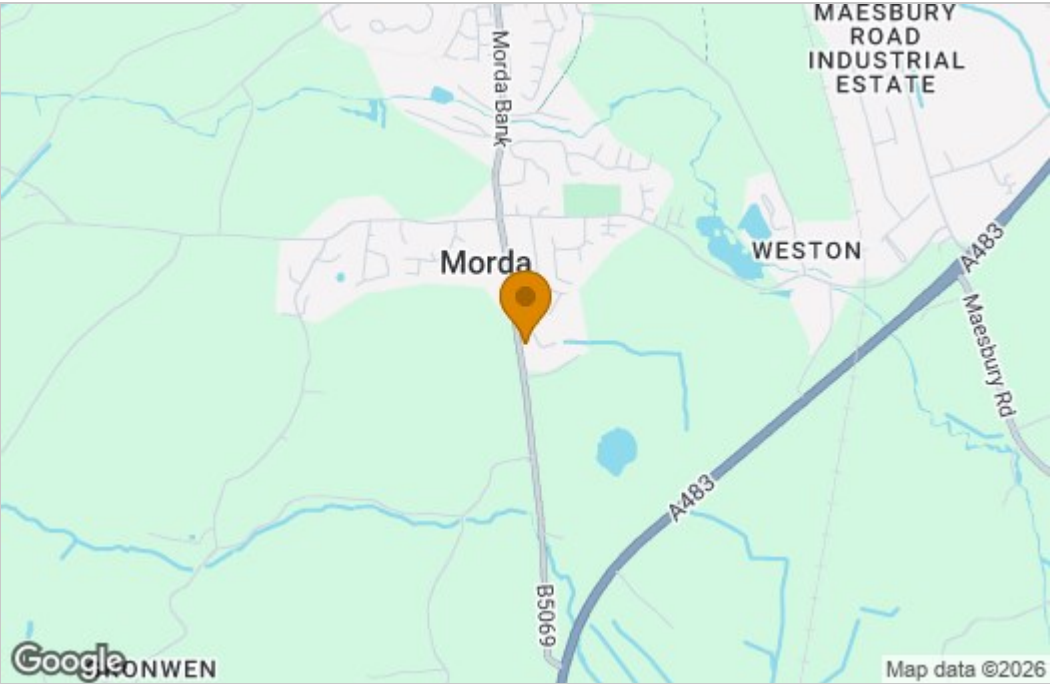
### Town and Country Services

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](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

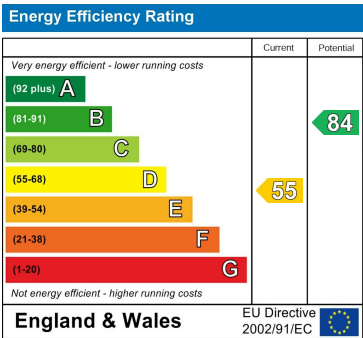


Floor Plan

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.

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