

# Town & Country

Estate & Letting Agents



**2 Morda Court, Morda, SY10 9NY**

**Auction Guide £70,000**

FOR SALE AT ONLINE AUCTION ON 25TH FEBRUARY 2026 AT 5.30PM!!! GUIDE PRICE - £70,000 TO £80,000!!! CALLING ALL INVESTORS/CASH BUYERS. Town and Country Oswestry offer this spacious, Georgian Grade II listed FIRST FLOOR APARTMENT situated in a 'tucked away' position in Morda. Accommodation briefly comprises - Hallway, Lounge, Bathroom, Kitchen and Two Bedrooms. Outside the property there is shared parking and a garage. UNCONDITIONAL LOT Buyers Premium Applies, the Purchaser shall pay a deposit and a 5%+VAT (subject to a minimum of £5,000) buyers premium and contracts are exchanged.

## Directions

From our Willow Street office proceed out of town and turn left onto Welsh Walls. Follow the road around, turning left at the junction onto Upper Brook Street, and continuing to the traffic lights. Turn right towards Morda and continue along until you reach the dip in the road. Turn left onto St Anne's Drive and then first right onto Morda Court. The building will be seen on the right.

## Accommodation Comprises

### Entrance

With a porch over, security lighting and a double glazed door leading to the entrance hall.

### Entrance Hall

Having a staircase leading to the first floor, radiator, store cupboard off with Worcester boiler and shelving. Doors leading to the kitchen, bedrooms and the bathroom.

### Lounge/ Dining Room 16'4" x 12'6" (4.98m x 3.82m)



A good sized lounge/ dining room having a window to the front, window to the side, over-stairs storage cupboard, two radiators, TV aerial point and a telephone point.

## Additional Photo



### Kitchen 9'3" x 7'0" (2.82m x 2.15m)



Having a range of modern fitted base and wall units with worktops over, vinyl flooring, single stainless steel sink and drainer with mixer tap, space for appliances, plumbing for a washing machine, wall mounted Halstead boiler and a window to the side.

### Bedroom One 9'4" x 12'0" (2.87m x 3.67m)



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

## Bedroom Two 6'8" x 12'0" (2.04m x 3.67m)



With a window to the side, radiator and a telephone point.

## Bathroom 8'11" x 5'6" (2.72m x 1.70m)



Having a modern white three piece suite comprising wash hand basin and mixer tap, WC, panelled bath with shower attachment over. With vinyl flooring, part-tiled walls, extractor fan, shaver light, radiator and access to the loft.

## Garage & Parking

To the outside there is an area for parking (shared) along with a single garage with up and over door.

## Views To The Rear



## 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 A.

## Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

## Viewing

**STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631**

## To Make a Pre-Auction Offer

Offers must be submitted to us in writing and will only be considered if the lot has been viewed and the legal documentation inspected. Pre-auction bids are on the basis of an immediate exchange of auction contracts upon acceptance by the seller, with the buyer providing a full 5% deposit and the Buyer's Premium if applicable. Any offer will be assumed to be your best and final offer and we cannot guarantee that you will be invited to increase your bid in the event of an alternative, satisfactory offer being received prior to exchange.

## Guide Price and Reserve Price

### Guide Prices and Reserve Prices

Each property is sold subject to a Reserve Price. The Reserve Price, which is agreed between the seller and the auctioneer just prior to the auction, would ordinarily be within + or - 10% of the guide Price. The guide Price is issued solely as a guide so that the buyer can consider whether or not to pursue their interest. Both the Guide Price and the Reserve Price can be subject to change up to and including the day of the auction. Further details can be downloaded from the auction website [www.townandcountrypropertyauctions.co.uk](http://www.townandcountrypropertyauctions.co.uk).

## **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, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

## **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.

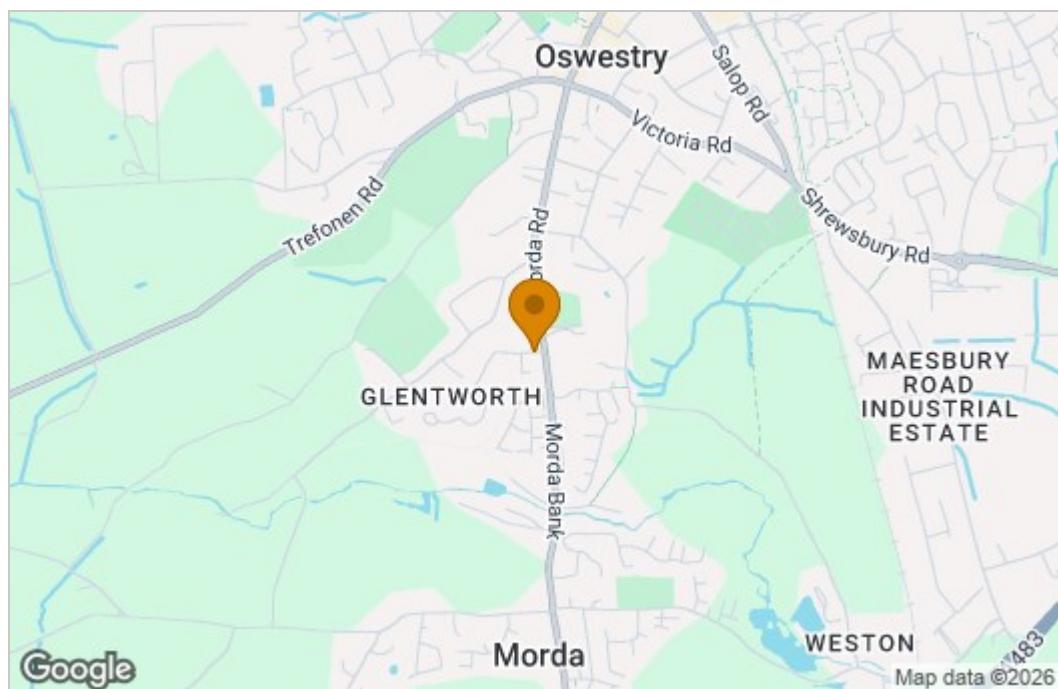
## **Additional Information**

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.

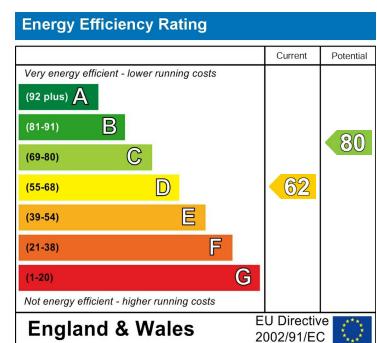
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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