Town & Country

Estate & Letting Agents

4 Brookside, Morda, SY10 9PF

Offers In The Region Of £270,000

Located in a charming position between Oswestry and Morda, this delightful semi-detached cottage offers a perfect blend of character and modern living. With three spacious double bedrooms, this home is ideal for families or those seeking extra space. The property boasts two well-appointed reception rooms and modern family kitchen providing ample room for relaxation and entertaining. One of the standout features of this cottage is its tucked-away position, which affords lovely views over the surrounding fields, creating a serene and picturesque setting. The good-sized garden is perfect for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the property presents fantastic potential for an annexe, making it a versatile option for those looking to accommodate guests or create a separate living space. With parking available for up to three vehicles, convenience is assured. If you are seeking a property that combines character, space, and a beautiful location, this cottage in Brookside is certainly worth considering.

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 turning on the left after Glentworth Avenue and the property will be found on your left. What 3 words: SPORT.TUTORIAL.CLASPS

Accommodation Comprises

Dining Room 11'9" x 11'3" (3.60m x 3.43m)

The dining room has a window to the front, wood floor, coved ceiling, stairs leading off to the first floor, a radiator and an archway leading through to the kitchen.

Kitchen 11'9" x 19'8" (3.60m x 6.00m)

This great sized kitchen has a range of modern gloss fronted wall and base units with contrasting work surfaces over, a one and a half sink bowl with a mixer tap over, a window to the rear overlooking the garden, tiled floor and coved ceiling. There is a built in double oven, hob, fridge, freezer, microwave, washing machine, dryer and coffee machine. With a Worcester gas fired boiler, a radiator, spot lights and part tiled walls. A door leads through to the lounge.

Additional Photograph

Lounge 23'3" x 15'3" (7.09m x 4.65m)

The impressive lounge is a fantastic size and has a feature electric fire place with brick surround, exposed beams, wall lights, and a radiator. There are French doors leading out to the rear garden, a window to the front and two windows to the side.

Additional Photograph

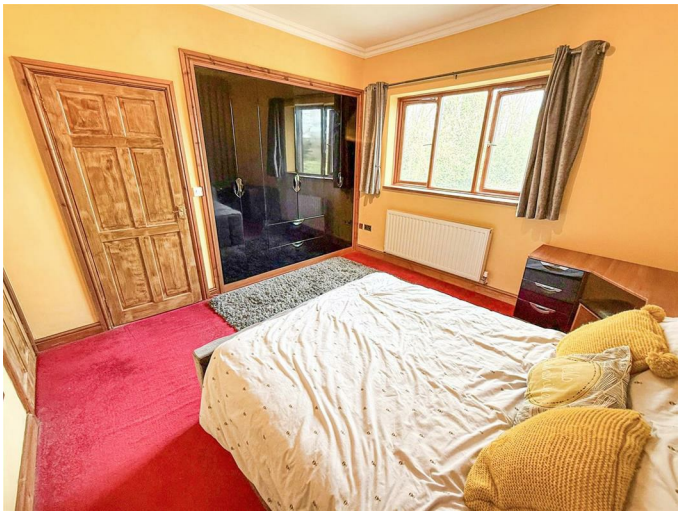
First Floor Landing

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

Bedroom One 12'1" x 12'1" (3.70m x 3.70m)

The main double bedroom has a window to the rear with superb views over the adjoining fields, a radiator, a range of built in wardrobes, coved ceiling and a door leading to the en-suite.

Additional Photograph



Views From The Bedroom

En Suite Shower Room

The en-suite has a w/c, wash hand basin on a vanity unit with a mixer tap over, fully tiled walls, spot lights, a shower cubicle with a Triton electric shower and extractor fan.

Bedroom Two 12'0" x 11'5" (3.66m x 3.50m)

The second double bedroom has a window to the rear, coved ceiling, a radiator and a range of built in wardrobes

Additional Photograph

Bedroom Three 11'5" x 8'10" (3.48m x 2.70m)

The third double bedroom has a window to the front, a radiator, and a coved ceiling.

Family Bathroom

The well appointed family bathroom has a window to the front, a w/c, a wash hand basin on a vanity unit with mixer tap over and radiator. There is a double spa bath with a mixer tap over, a corner shower cubicle with mains shower and fully tiled walls. There are spot lights, coved ceiling and an extractor fan.

To The Outside

To the front of the property there is a pathway leading to the front door with gravelled borders and a low wall boundary with decorative wrought iron fencing. To the side there is a gravelled driveway providing parking for several vehicles along with gated access to the rear garden and covered storage area to the side of the garage.

Driveway

Rear Gardens

To the rear of property is a large patio area that runs the full width of the property, a decked seating area, a large lawned area with a pergola and provision for a hot tub.

Additional Photograph

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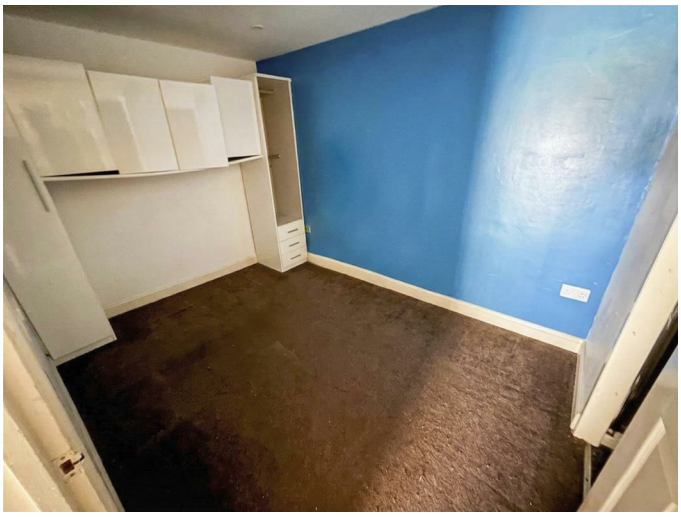
Detached Garage/ Annexe

The detached garage has been converted by the present owners to create potential annexe accommodation. A very versatile space ideal for a number of uses such as a gym/ home office or guest accommodation. The two timber garage doors are still in place on the front, however the space has been adapted to the following:- The main room area(4.32m x 3.00m~) has a kitchen area with fitted wall and base units, vinyl floor, spot lights and a loft hatch. The second area (3.30m x 2.45m) is another good reception space and has a door leading to an en suite that comprises a w/c, shower cubicle, fully tiled walls and floor, spotlights and a extractor fan. The conservatory (3.34m x 3.03m) located just off the main area has a tiled floor, spot lights and French doors leading to the garden.

Additional Photograph



Additional Photograph

Additional Parcel of Land

The property also benefits from an additional parcel of land located just a short distance along down the lane. This area would be ideal for creating a second garden or for a play area etc.

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 A.

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

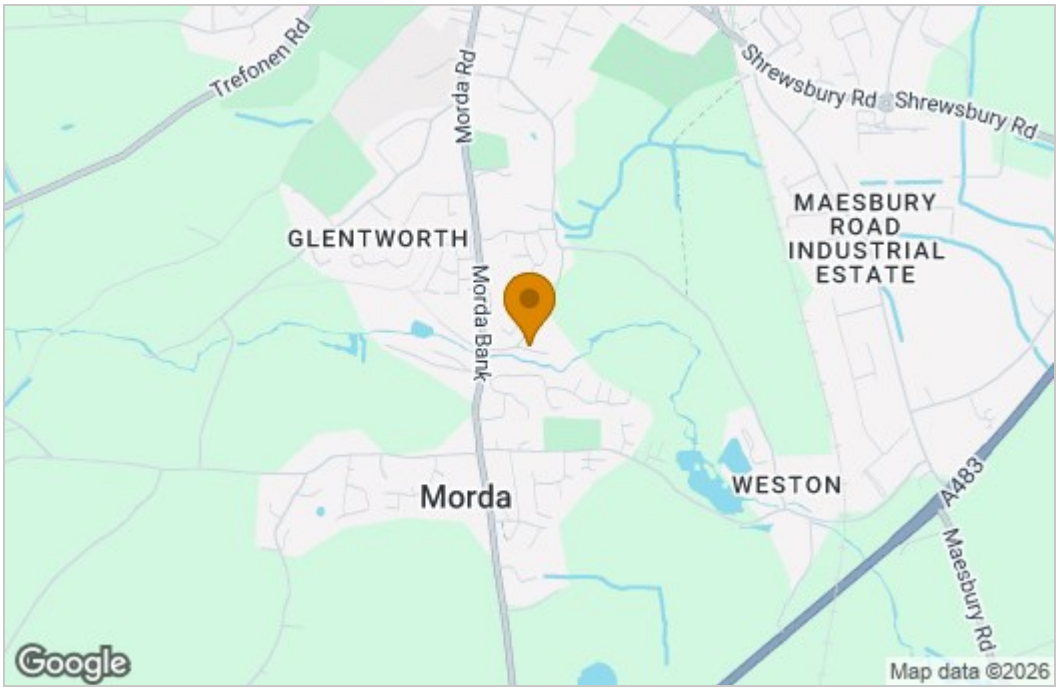
Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

Additional Information

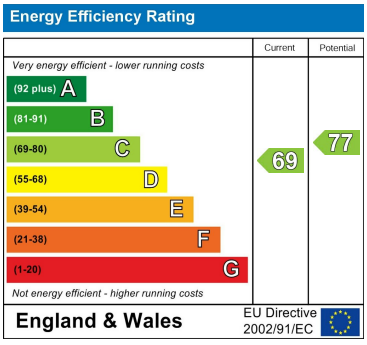
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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