

# Town & Country

Estate & Letting Agents



**21 Weston Road, Morda, SY10 9NS**

**Asking Price £300,000**

Town and Country are pleased to present in the well sought after location of Morda, this delightful detached house on Weston Road which offers a perfect blend of comfort and space for family living. With four well-proportioned bedrooms and large family kitchen/ dining room, upon entering, you are welcomed into a spacious reception room. The layout of the house promotes a warm and inviting atmosphere with great space for families. Situated in a great location on the edge of the development, this home benefits from the tranquillity of suburban life while remaining within easy reach of local amenities and transport links. Whether you are a growing family or simply seeking a serene environment, this property presents an excellent opportunity to establish your roots in a welcoming community. Do not miss the chance to make this lovely property your own.

## 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 right hand side.

## Accommodation Comprises;

### Hallway



The property is accessed via a part glazed door to the front of the property into the hallway which has wooden floor, radiator and stairs leading to the first floor. Doors lead to the cloakroom, lounge, dining room and the kitchen.

## Cloakroom



With a window to the front, WC and wash hand basin on a vanity unit, vinyl flooring and a radiator.

## Lounge 10'0" x 15'9" (3.05m x 4.82m )



This well presented lounge has a window to the front aspect, wood flooring throughout and French doors leading to the conservatory. There is also a feature fireplace with gas fire inset with marble hearth, TV point, coved ceiling and radiator.

### Study/Dining Room 9'2" x 10'9" (2.79m x 3.28m )



A very versatile room ideal for a number of uses having a window to the front and side aspects of the property, wood flooring, radiator and coved ceiling.

### Kitchen/Family Room 16'3" x 13'1" (4.96m x 4.01m)



The kitchen/family/ dining room is the real heart of this home and comprises a range of floor and wall mounted base units with worktop over and tiled splashbacks, two windows to the side aspect, windows to the rear and French doors leading into the conservatory. There is a single bowl sink and drainer with mixer tap over, tiled flooring, Worcester gas fired boiler, under stairs cupboard, Whirlpool electric oven with gas hob and chimney extractor fan with a glass splashback. Space and plumbing for a dishwasher and washing machine and space for a fridge and freezer.

### Additional Photo

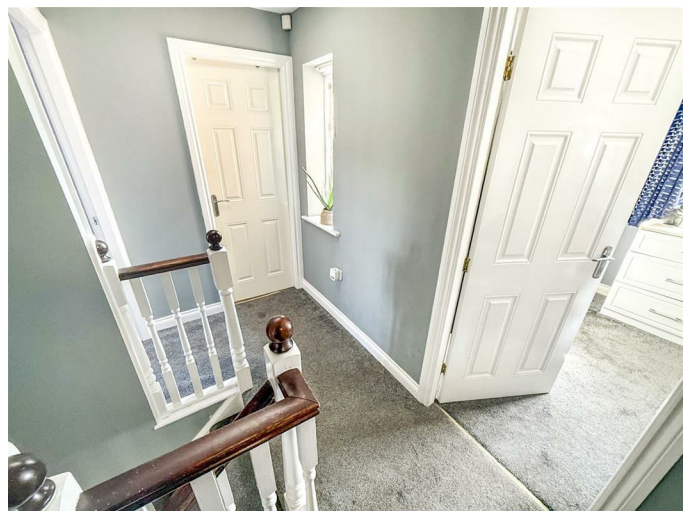


### Conservatory 11'7" x 9'11" (3.54m x 3.04m )



The conservatory comprises a wooden flooring, dwarf wall and French doors leading out into the rear garden.

### First Floor Landing



The first floor landing has a window to the rear, radiator and doors leading to the bedrooms and the bathroom.

### Bedroom One 15'8" x 8'3" (4.79m x 2.52m )



A good sized double bedroom having two windows to the rear and one to the side, radiator and door into the ensuite shower room.

#### Additional Photo



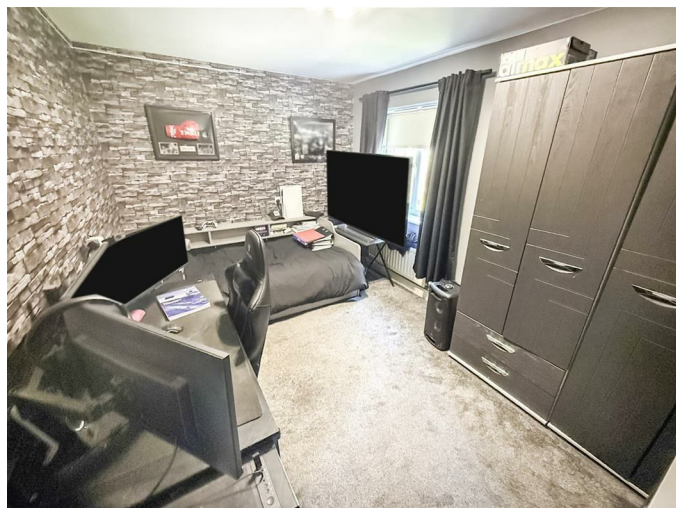
### Ensuite Shower Room



The recently remodelled shower room comprises a double shower cubicle with two shower head attachments, WC and wash hand basin with mixer

tap over on a vanity unit. Fully tiled walls, extractor fan, heated towel rail and a window to the side.

### Bedroom Two 13'0" x 8'10" (3.97m x 2.7m )



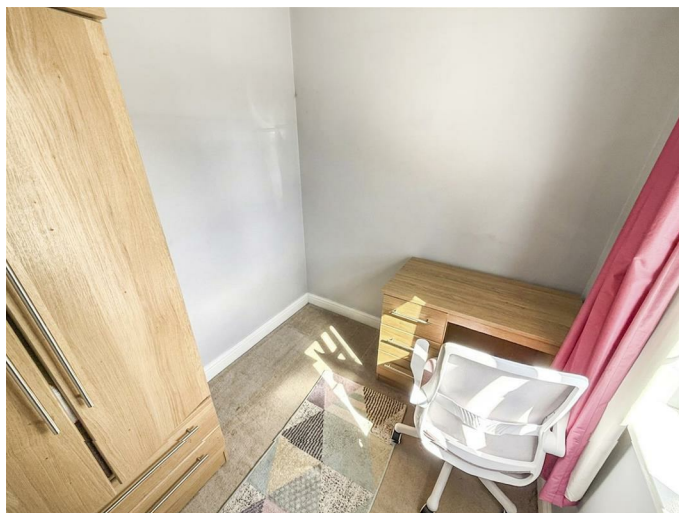
The second double bedroom has a window to the front and a radiator.

### Bedroom Three 9'11" x 9'1" (3.04m x 2.79m)



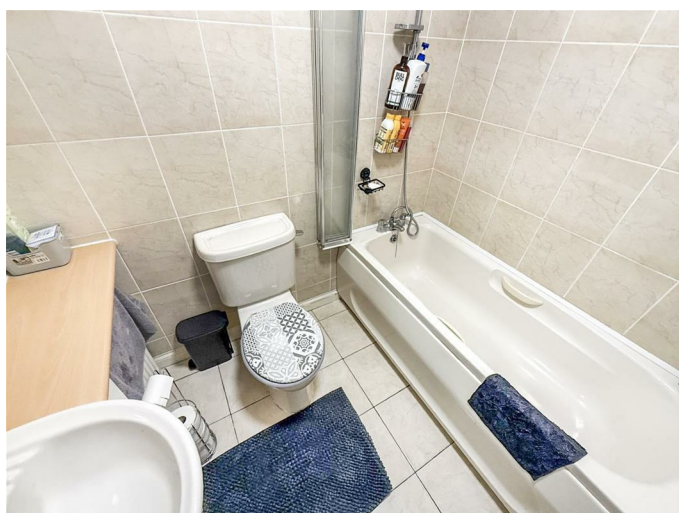
The third double bedroom has a window to the front, radiator and a large walk in wardrobe and access to the roof space by hatch.

### Bedroom Four 6'4" x 6'11" (1.93m x 2.11m )



The fourth bedroom has a window to the rear and a radiator.

### Bathroom



The family bathroom comprises a panel bath with mixer tap and shower head attachment, WC and wash hand basin on a vanity unit with a mixer tap. Fully tiled floor and walls, radiator, extractor fan, shaver point and a window to the rear.

### To The Front And Side



The front of the property has a pathway and lawned gardens leading to the front door with lighting. The gardens extend around to the side with a double width gravelled driveway providing parking.

### To The Rear



The south facing rear garden is mainly laid with lawn with an Indian sand stone patio located off the conservatory ideal for entertaining with gravelled borders and brick walling to the boundary making it very private. A gate at the side leads to the driveway.

### Additional Photo



### Garage 8'7" x 17'3" m (2.64m x 5.27 m)



A driveway to the rear provides further parking and leads to the garage. The garage has eaves storage, with light and power laid on an up and over door.

### Views From The Property

#### 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 D.

#### To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

#### Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

### 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.

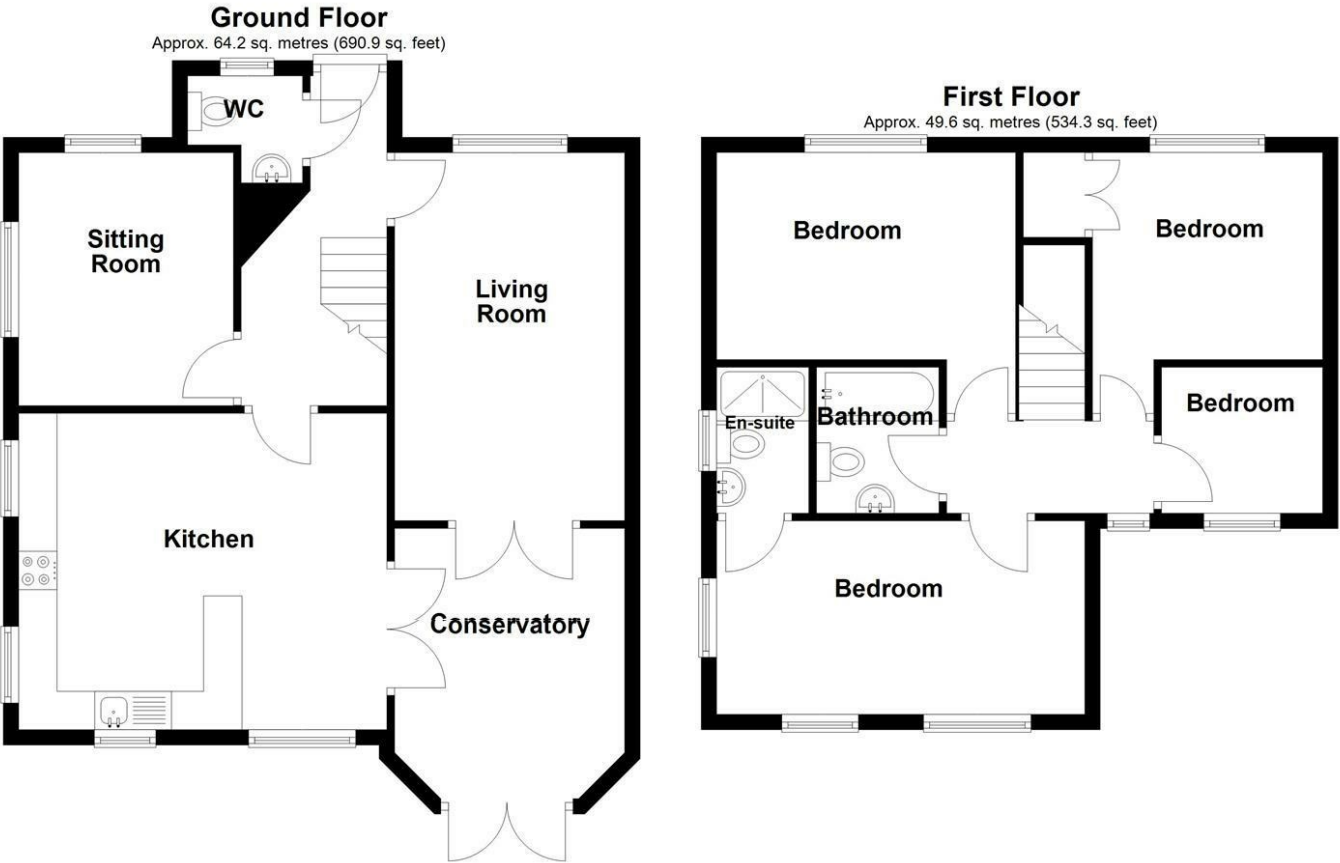
### Town and Country Services

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.

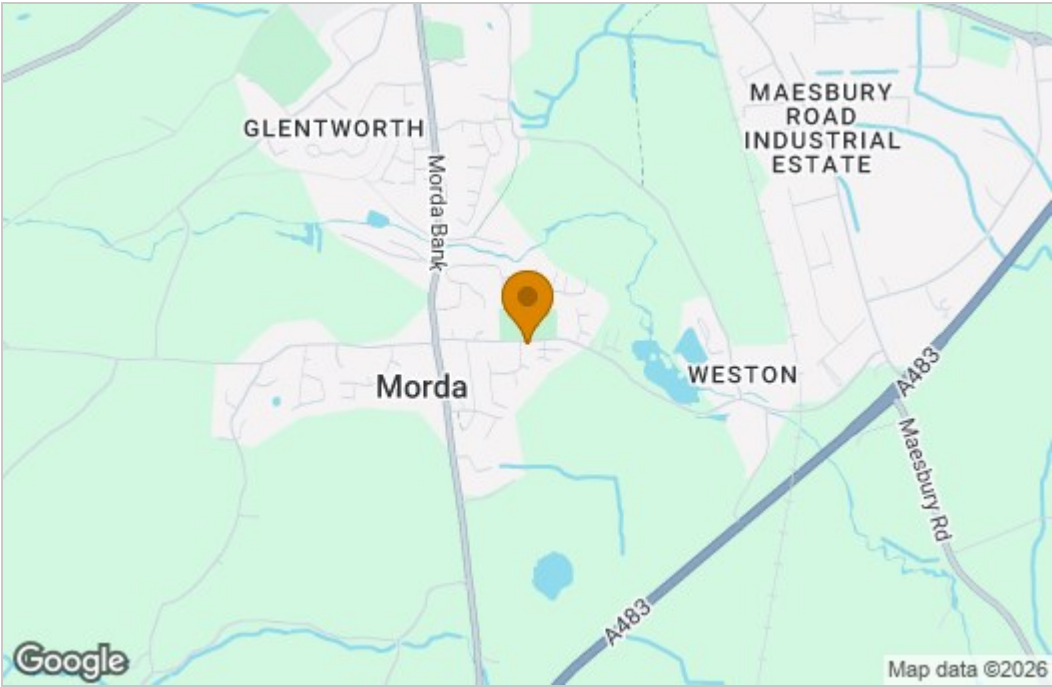
### Money Laundering Regulations

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.

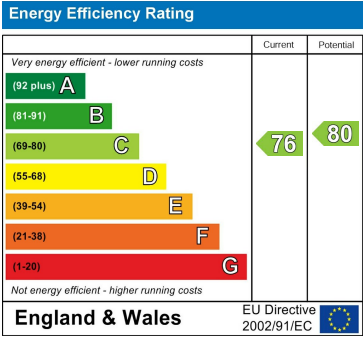
Floor Plan



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.