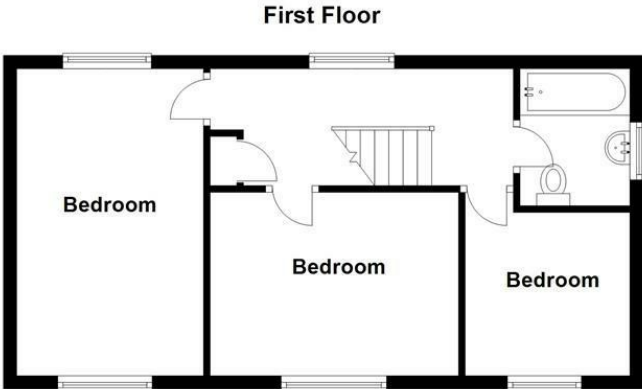
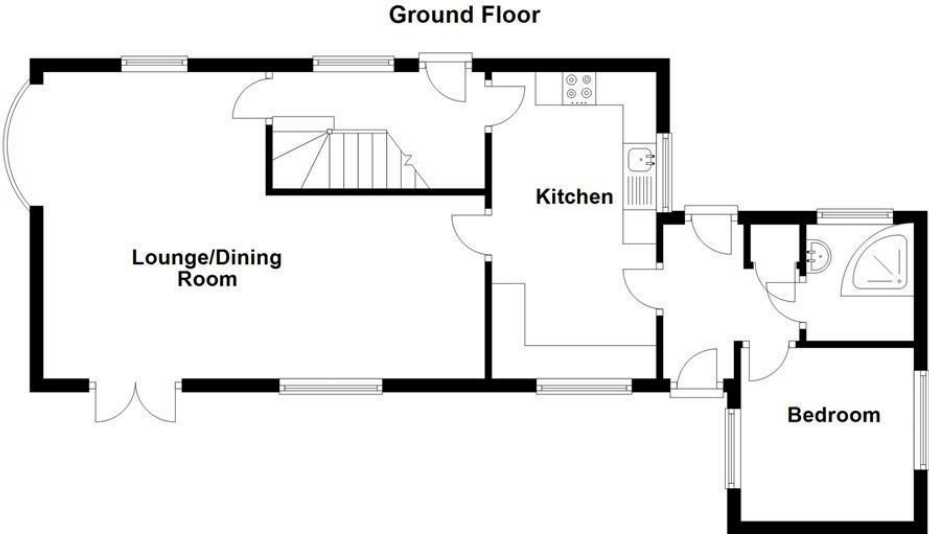


WOODHEAD
OSWESTRY SALES & LETTINGS



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.



The Beeches Morda, Oswestry, SY10 9PL

Price guide £298,500

DETACHED FAMILY HOME. WOODHEAD'S are pleased to bring to the sales market this THREE BEDROOM, DETACHED HOME set in Morda, on the outskirts of Oswestry town centre offering GOOD SIZED GARDENS, GARAGE AND PARKING. In brief the accommodation affords Entrance hall, living/ dining room, kitchen, rear hall, shower room and HOME OFFICE/ BEDROOM FOUR To the first floor are three DOUBLE BEDROOMS and family bathroom. Externally there is a driveway for parking, garage and enclosed gardens.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

We sell houses, We win awards, because We care

12 Leg Street, Oswestry, Shropshire SY11 2NL **T:** 01691 680044 **F:** 01691 662999
E: sales@woodheadsalesandlettings.com **www.woodheadsalesandlettings.com**

Woodhead Oswestry Sales and Lettings Ltd. Registered in England and Wales Company No. 7261707 VAT Reg. No. 101 222787



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DIRECTIONS

From our office on leg street follow the one way system around and turn left onto salop road, at the mini round about take the third exit onto welsh walls and follow the road around, take the first exit onto church street. Continue to the traffic lights and proceed over towards Morda, you will see a sign for Glentworth close on the left, pass this and just after the detached modern houses on the left there is a turning, and The Beaches can be found as you turn in on the right hand side.

LOCATION

The village of Morda is on the outskirts of the market town of Oswestry, located near the border of England and Wales. The village benefits from a local shop and the primary school, whilst the village hall offers a variety of activities.

Oswestry is a popular market town on the Welsh border with a lively café culture and an interesting mix of both independent and traditional shops and supermarkets and a regular weekly market. Easy access to the A5 and A483 provides direct links to Shrewsbury, Chester and beyond and the train station at nearby Gobowen provides regular rail services to Chester, Liverpool, Birmingham and London. The area is renowned for its excellent state and private schools including Oswestry School, Moreton Hall Girls School, Adcote School for Girls, Ellesmere College and Packwood Haugh.

ENTRANCE HALL

Through a uPVC front door, wood flooring, ceiling light, radiator, uPVC window to the front elevation, stairs rising to the first floor and doors off to;

LIVING/ DINING ROOM

6.58m x 4.70m (21'07 x 15'05)

Light and airy room with triple aspect to front, rear and side elevations, uPVC double doors opening onto the patio area, ceiling light, radiator and TV point. Door into;



KITCHEN

4.27m x 2.13m (14'95 x 7'99)

Fitted with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer, integral oven with four ring hob above and extractor fan over, integral dishwasher and void for fridge/freezer. Part tiled walls, tiled flooring, ceiling light and uPVC window to the side and rear elevation. Door into;



REAR PORCH

With uPVC door to the front and rear elevations opening onto the gardens, tiled flooring with underfloor heating, ceiling light and built in storage cupboard housing the combination boiler.

SHOWER ROOM

1.83m x 1.52m (6'93 x 5'33)

Modern suite comprising enclosed shower cubicle, vanity unit with inset sink, and low level WC. Tiled flooring with underfloor heating, heated towel rail, spot lighting, extractor fan and uPVC frosted window to the front.



HOME OFFICE/ BEDROOM FOUR

2.90m x 2.44m (9'06 x 8'53)

With uPVC window to the rear and front elevation overlooking the gardens, ceiling light and wood flooring.



FIRST FLOOR

LANDING

With uPVC window to the front elevation, built in storage cupboard with shelving, ceiling light and doors off to;

BEDROOM ONE

4.57m x 3.00m (15'16 x 9'10)

Double room with uPVC window to the front and rear elevation, ceiling light and radiator.



BEDROOM TWO

3.66m x 2.87m (12'27 x 9'05)

Double room with uPVC window to the rear elevation, ceiling light and radiator.



BEDROOM THREE

2.44m x 2.59m (8'19 x 8'06)

Double room with uPVC window to the rear elevation, ceiling light and radiator.

BATHROOM

Modern white suite comprising panelled bath, low level WC and pedestal wash hand basin. Part tiled walls, tiled flooring, ceiling light, heated towel rail, wall units and uPVC frosted window to the side elevation.

EXTERNAL

GARDENS

The gardens are beautifully presented mainly laid to lawn with a patio sitting area, raised flower beds and summer house. To the front there is a stone wall to boundary and tree borders, and the sides and rear are enclosed with fencing. There is a gated access leading from the rear to the side, where there is a driveway for parking.



GARAGE

With double woodens doors to the front opening onto the drive, pedestrian door opening onto the rear garden, power and lighting.

FRONT



TENURE

We are advised that the property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries.

SERVICES

We have been informed by the seller that the property benefits from mains water/ spring water/ bore hole: mains drainage/ septic tank/ soak away: gas/ oil central heating. (delete as appropriate) We have not tested any services, therefore no warranty can be given or implied as to their working order.

FIXTURES AND FITTINGS

All items not mentioned in these particulars are excluded from the sale.

COVID DECLARATION

At Woodhead Sales and Lettings we are committed to keeping all of our team and our customers 'Covid Secure'; We fully support and follow Government guidance and confirm that as a business we have:

- Carried out a full risk assessment and shared that with all of our team
- Will enable our teams to work from home where possible
- Have increased hand washing, cleaning, and hygiene measures in place
- Will ensure 2-metre social distancing measures are implemented where possible
- Will not allow any face to face meeting to take place where any individual, or member of their household, is self-isolating, showing Covid-19 symptoms and will follow Government guidance where they may be shielding a vulnerable person.
- We believe we have done all we can to manage transmission risk but we cannot be held liable for any subsequent Covid health issues arising from any face to face meeting

LOCAL AUTHORITY/ PLANNING

Woodhead Oswestry Sales & Lettings Ltd have not checked rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions concerning this property or the surrounding area.

MISDESCRIPTION ACT 1991

The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect.

Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts .

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested .

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase you will be required to produce adequate identi?cation to prove your identity within the terms of the Money Laundering Regulations 2017.

HOURS OF BUSINESS

Monday - Friday 9.30am - 5.00pm

Saturday 9.00am - 1.00pm

Sunday Closed.

VIEWINGS

By appointment through the selling agents. Woodhead Oswestry Sales & Lettings Ltd, 12 Leg Street, Oswestry, Shropshire, SY11 2NL. Tel: (01691) 680044. Negotiations: All interested parties are respectfully requested to negotiate directly with the Selling Agents.