

FOR SALE

6 St Annes Drive, Morda, Shropshire, SY10 9LU



With recessed double wardrobe with mirror glazed sliding doors providing a good amount of hanging and storage space, radiator, power and light points, UPVC double glazed window to rear elevation overlooking rear garden.

BEDROOM THREE

8'5" x 14'0" (max) (2.575m x 4.268m (max))
With UPVC double glazed window to front elevation overlooking front garden, radiator, power and light points.

BEDROOM FOUR

9'5" x 10'6" (2.883m x 3.185m)
With UPVC double glazed window to front elevation, radiator, power and light points.

FAMILY BATHROOM

8'8" x 7'1" (2.655m x 2.172m)
Comprising a four piece suite in white with pedestal wash hand basin, low flush WC, panelled bath and fully tiled shower unit with glazed doors housing a Triton Combi HP electric shower, radiator, light point, UPVC obscure double glazed window to rear elevation, extractor fan, part tiled walls, tiled floor.

FRONT GARDEN

From the road level, a tarmacadam drive leads to the front of the property and provides car parking. The front garden is mainly laid to lawn for ease of maintenance with various plants,

shrubs and bushes. There is a side gate which leads to the rear of the property.

REAR GARDEN

The rear garden is fully enclosed by larch lap fencing and enjoys a paved patio area leading out from the dining room and the rest of the garden is laid to lawn. The garden is tiered on two levels. There is an useful garden store providing storage space.

PARKING

A tarmacadam drive provides a good amount of parking to the front elevation.

LOCAL COUNCIL

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

COUNCIL TAX

Band D

VIEWING

By appointment through the selling agents. Halls, Oswestry Office, TEL (01691) 670320.

INSPECTED BY

This property was personally inspected by:-
Steven Murgatroyd B.Ed
Hayley Jackson BSc(hons) M.N.A.E.A



FOR SALE

Chain Free £259,950

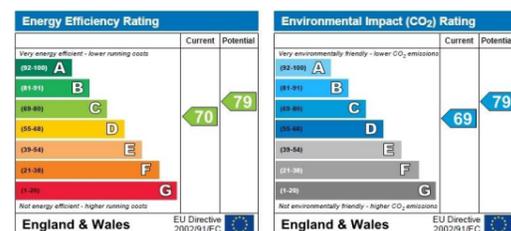
6 St Annes Drive,
Morda, Shropshire, SY10 9LU

A well presented four bedroom executive style family home situated in a quiet residential area. The property has the benefit of gas fired central heating and UPVC double glazing and needs to be viewed to be truly appreciated. Covered Entrance Porch, Hall, Cloakroom, Lounge, Dining Room, Kitchen/Breakfast Room, Utility Room, Laundry Room, Study, First Floor Landing, Master Bedroom with Ensuite, Three Further Double Bedrooms, Bathroom, Gardens, Parking.

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01691 670 320

Oswestry office:
Queens Courtyard, Oswald Road, Oswestry, SY11 1RB
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Wrexham (15 miles) Shrewsbury (18.5 miles) Welshpool (16 miles)
All distances approximate



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- **Detached Family Home**
- **Cul De Sac Location**
- **Countryside Walks Nearby**
- **Bus Stop Nearby**
- **Gas Central Heating**
- **Double Glazing Throughout**

LOCATION

Morda is a popular residential village with Public House and popular Primary School situated on the outskirts of Oswestry, giving easy access to Oswestry By Pass, and local centres of employment such as Shrewsbury, Telford, Wrexham and Chester.

Oswestry is a thriving market town, providing a good range of shopping and leisure facilities, and affording easy access to the A5 trunk road, which gives easy daily travelling to Shrewsbury and Telford to the south, Wrexham, Chester and the Wirral to the Northwest.

DIRECTIONS

Proceed into Morda, taking the turning on the left into St Annes Drive where the property will be viewed to the right hand side.

COVERED ENTRANCE PORCH

With hardwood and obscure double glazed door leading into:

RECEPTION HALL

With staircase to the First Floor Landing, power and light points, telephone point, central heating thermostatic controls, radiator, ceramic tiled floor.

CLOAKROOM

Comprising a two piece suite in white providing pedestal wash hand basin, low flush WC, radiator, ceramic tiled floor, extractor fan, light point.

LOUNGE

16'8" x 11'0" (5.089m x 3.364m)
With UPVC double glazed bay window to front elevation overlooking front garden, radiator, power and light points, dimmer switches, cornice to ceiling, two wall light points, TV point, telephone point, pebble effect electric fire on a granite hearth with granite surround and timber mantle over, opening through to:

DINING ROOM

11'1" x 11'4" (3.367m x 3.454m)
With UPVC double glazed sliding patio doors leading out to rear garden and paved patio area, power and light points, radiator, coving to ceiling, dimmer switch.

KITCHEN

14'10" x 10'5" (4.527m x 3.178m)
Providing a comprehensive range of fitted base and wall units providing a good amount of cupboard storage and drawer space with wooden worktops over and complimentary tiled

splashbacks with soft close doors and drawers, UPVC double glazed window to rear elevation overlooking rear garden, recessed spotlighting to ceiling, power and light points, dimmer switch, ceramic tiled floor, radiator, Belfast style sink with mixer tap over, Rangemaster Toledo with five ring gas burner, double oven and grill with stainless steel extractor hood above, integrated dishwasher, space for table.

UTILITY ROOM

5'7" x 5'1" (1.714m x 1.549m)
With fitted base and wall units providing further cupboard storage and drawer space with wooden worktops over, circular stainless steel sink with circular stainless steel drainer to side, ceramic tiled floor, space and plumbing for automatic washing machine, radiator, power and light points, extractor fan, recessed spotlighting to ceiling, hardwood and obscure double glazed door to side elevation leading round to rear garden.

LAUNDRY ROOM

10'6" x 7'9" (3.206m x 2.368m)
With hardwood and double glazed door to side elevation leading round to rear garden, power and light points, a range of fitted units providing useful cupboard storage space, worktop area, recessed spotlighting to ceiling, radiator, cloaks hanging space, ceramic tiled floor, boiler cupboard housing gas fired combination boiler serving domestic hot water and central heating needs.

STUDY

7'7" x 5'7" (2.324m x 1.714m)
With UPVC double glazed window to front elevation overlooking front garden and driveway, power and light points, telephone point, radiator, ceramic tiled floor.

FIRST FLOOR LANDING

With power and light points, entrance hatch to attic area, linen cupboard off with radiator providing useful storage space.

MASTER BEDROOM

10'11" x 15'10" (3.345m x 4.825m)
With UPVC double glazed bay window to front elevation overlooking front garden, radiator, power and light points, telephone point, TV point, two recessed double wardrobes providing a good amount of hanging and storage space, door leading into:

ENSUITE SHOWER ROOM

Comprising a three piece suite in white with low flush WC, pedestal wash hand basin, fully tiled shower unit with glazed doors housing a Triton Combi HP electric shower, UPVC obscure double glazed window to front elevation, extractor fan, radiator, light point, over stairs cupboard providing useful storage space.

BEDROOM TWO

9'5" x 12'0" (into wardrobe) (2.879m x 3.647m (into wardrobe))