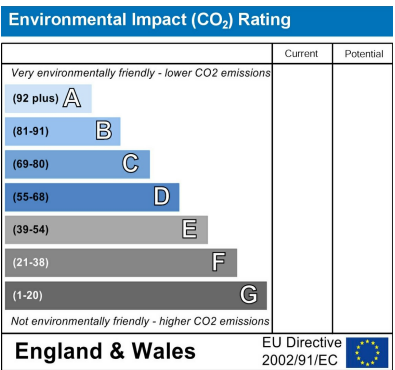
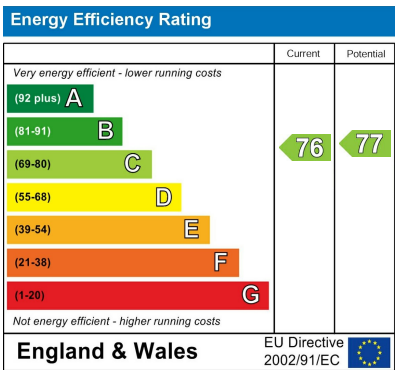


WOODHEAD
OSWESTRY SALES & LETTINGS



23 Greenfield Square, Morda Oswestry, SY10 9NZ
Price guide £97,500

WOODHEADS are delighted to present this TWO BEDROOM first floor apartment to sales market. Located within the village of Morda, ideally situated for local road links. Benefiting from two bedrooms, modern kitchen, double glazing, gas central heating, communal garden AND PARKING. NO ONWARD CHAIN.



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 in Leg Street, continue onto Beatrice Street, turn left onto Castle Street. Turn right onto Willow Street, almost immediate turn left onto Welsh Walls. Turn left on Upper Brook Street. At traffic lights turn right onto Upper Church Street and continue onto Morda Road. Turn left onto Weston Road and take the first turning into Greenfield Square where the property will be visible by our For Sale board.

INVESTMENT OPPORTUNITY

We believe the property could achieve a rental figure of £495pcm calculating a monthly gross yield of over 6%. If you are interested in any further information then please contact our lettings team on 01691 680044.

ENTRANCE

With an outside security light, storm porch over and an entrance door leading into:

ENTRANCE HALL

With a straight staircase which leads to the apartment, built in under stairs storage area, cushion flooring and electric wall mounted heater.

FIRST FLOOR LANDING

There is a window looking into the kitchen and door leads into:

INNER HALL

With access to loft space, built in airing cupboard housing "Worcester" boiler, telephone point, panelled radiator, doors leading into the bedrooms, kitchen, bathroom and door leads into:-

LIVING ROOM

4.09 x 3.61 (13'05" x 11'10")

With a wooden fire surround and marble effect hearth, telephone point, television aerial point, coving, panelled radiator and a PVC double glazed window to front aspect.

KITCHEN

3.45 x 2.08 (11'04" x 6'10")

(Measurements including fitted units)

The kitchen benefits from a modern range of base and eye level fitted units, one and a half bowl sink with drainer, electric oven with hob and extractor fan over, plumbing for washing machine, complimentary tiling to walls and floor, panelled radiator and a PVC double glazed window to rear aspect.

MASTER BEDROOM

3.48 x 2.95 (11'05" x 9'08")

With coving, panelled radiator and a PVC double glazed window to rear aspect.

BEDROOM TWO

2.64 x 2.34 (8'08" x 7'08")

With a built in storage cupboard, panelled radiator and a PVC double glazed window to front aspect.

BATHROOM

The bathroom has a three piece white suite comprising of: wall mounted wash hand basin, single panel bath with electric Triton shower over, WC, panelled radiator, tiling to walls and a PVC double glazed frosted window to rear aspect.

OUTSIDE

FRONT OF THE PROPERTY

There is communal parking for vehicles and a pathway leading to the front entrance, with a shrub flower bed.

TENURE

We are advised that the property is Leasehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries. There is a 125 year lease dating from 1989

Ground rent of £10.00 per annum, service charges is £269.84 including building insurance per annum.

SERVICES

We have been informed by the seller that the property benefits from mains water, mains drainage and gas central heating. 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.

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 .

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

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase you will be required to produce adequate identification 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.