

# Town & Country

Estate & Letting Agents



**2 St Annes Drive, Morda, SY10 9LU**

**Offers In The Region Of £385,000**

Town and Country Oswestry offer an opportunity to purchase this beautiful four bedroom detached house, situated in a popular residential area of Morda which enjoys the benefits of a village location with local amenities, yet is situated on the outskirts of Oswestry which provides a good range of shopping and leisure facilities. The property benefits from gas central heating and double glazed windows throughout. The well maintained accommodation comprises hall, cloakroom, lounge, dining room, conservatory, kitchen/breakfast room and utility. On the first floor there are four excellent bedrooms, with an en-suite shower room off the master bedroom, and a separate family bathroom. To the outside the driveway offers ample off road parking leading to a double garage. There are gardens to the front and the rear of the property. VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THIS PROPERTY AND ITS CONVENIENT LOCATION.

### Directions

From our office in Oswestry proceed up Willow Street turning left into Welsh Walls. Follow Welsh Walls around turning left at junction towards the traffic lights. At the lights turn right and follow the road into Morda. Take the third turning on the left into St Annes Drive where the property will be found on the right hand side.

### Accommodation Comprises

#### Canopy Porch

Covered porchway.

#### Hallway



The bright, spacious hallway has wooden flooring, radiator, coved ceiling, and stairs leading to the first floor. A glazed door leads through to the lounge and doors lead to the cloakroom and the kitchen.

#### Cloakroom



The cloakroom has a window to the front, tiled flooring, WC, wash hand basin on a vanity unit with a mixer tap over, heated towel rail and fully tiled walls.

### Lounge 14'0" x 11'3" (4.27m x 3.45m)



The good sized lounge has a square bay window to the front, focal electric fire with a marble surround and hearth, wall lighting, decorative coved ceiling, radiator, TV point and an double doors leading to the dining room.

### Additional Photograph



### Dining Room 11'3" x 10'0" (3.43m x 3.05m)

Having a coved ceiling, radiator and patio doors to the conservatory.

### Conservatory 10'2" x 15'7" (3.10m x 4.75m)



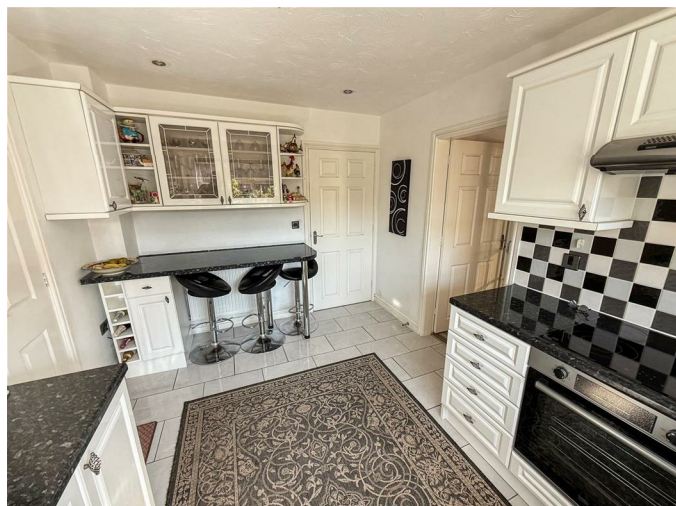
With a dwarf wall in UPVC, tiled flooring and doors onto the patio area and rear garden.

### Kitchen/ Breakfast Room 12'11" x 9'1" (3.96m x 2.79m)



Having a window to the rear overlooking the garden, a good range of base and wall fitted kitchen units in white gloss with contrasting work surfaces over, glazed display cabinets, ceramic 1½ bowl sink and mixer tap, part tiled walls, stainless steel electric oven, AEG ceramic hob, extractor fan over, breakfast bar, tiled flooring spot lights and a radiator.

### Additional Photograph



### Utility 7'6" x 7'3" (2.29m x 2.21m)



With a window to the rear, part glazed door to the rear, tiled flooring, space and plumbing for appliances, stainless steel single drainer sink and mixer tap, base and wall units, part tiled walls, radiator and a door to the garage.

### First Floor Landing

Having an airing cupboard off with shelving, a window to the side, loft access and a drop down hatch with ladder. Doors lead to the bedrooms and the bathroom.

**Bedroom One 11'3" x 9'10" (3.45m x 3.00m)**



A good sized double bedroom with a square bay window to the front, radiator and a door leading to the en-suite.

**En Suite**



Having a window to the side, wash hand basin on a vanity unit with a mixer tap over, WC, heated towel rail, fully tiled walls, double shower cubicle with mains powered shower, tiled flooring, extractor fan and spot lights.

**Bedroom Two 10'9" x 7'8" (3.28m x 2.36m)**



Another double bedroom with a radiator and a window to the rear overlooking the garden.

**Bedroom Three 10'0" x 9'4" (3.05m x 2.87m)**



The third double bedroom has a window to the rear overlooking the garden, built-in mirror fronted wardrobes and a radiator.

**Bedroom Four 8'9" x 7'3" (2.69m x 2.21m)**



With a window to the front with good views and a radiator.

### Family Bathroom



Having a three piece modern suite fitted with an L shaped bath with glazed shower screen and mains shower with two shower heads, wash hand basin and WC on a vanity unit, tiled flooring, fully tiled walls, extractor fan, heated towel rail, spot lights and a window to the side.

### Outside



### Double Garage 16'9" x 16'0" (5.11m x 4.88m)

A double garage with electric up and over door, power and lighting, loft access and a wall mounted gas boiler.

### Front Gardens



To the front of the property is a double width driveway providing parking for several cars and well stocked planted flower bed gardens.

### Rear Gardens



The rear garden has a large patio area running across the rear of the house making an ideal place to entertain and dine out. Steps lead up to the lawned garden and vegetable/ wild flower area which is enclosed by wooden fencing making a secure area for children and pets. There is also a custom built shed measuring 8ft x 10ft and gate to the side and storage area. There is a canopy over the patio along with outside lighting.

### Additional Photo



### Additional Photo



### Views To The Front



### Viewing

STRICTLY BY PRIOR APPOINTMENT WITH  
TOWN AND COUNTRY ON 01691 679631

### Town and Country

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - Member of the National Association of Estate Agents - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk)  
-NO SALE - NO FEE  
VERY COMPETITIVE FEES FOR SELLING.

### Tenure

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

### Services

The agents have not tested the appliances listed in the particulars.

### Money Laundering

Money Laundering Regulations. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

### Hours of Business

Monday - Friday - 9.00 - 5.00  
Saturday - 9.00 - 2.00

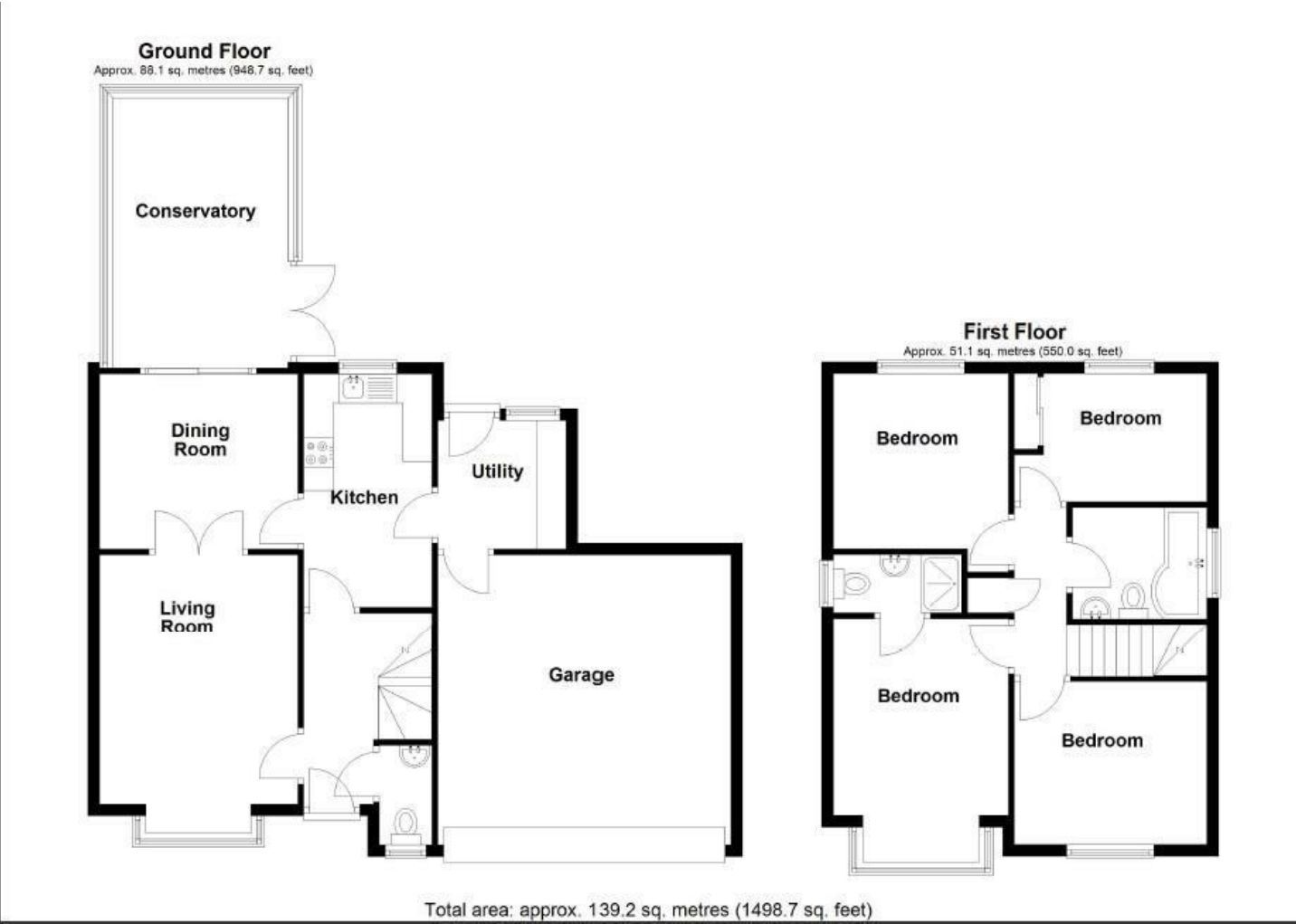
### Additional Information

Additional Information

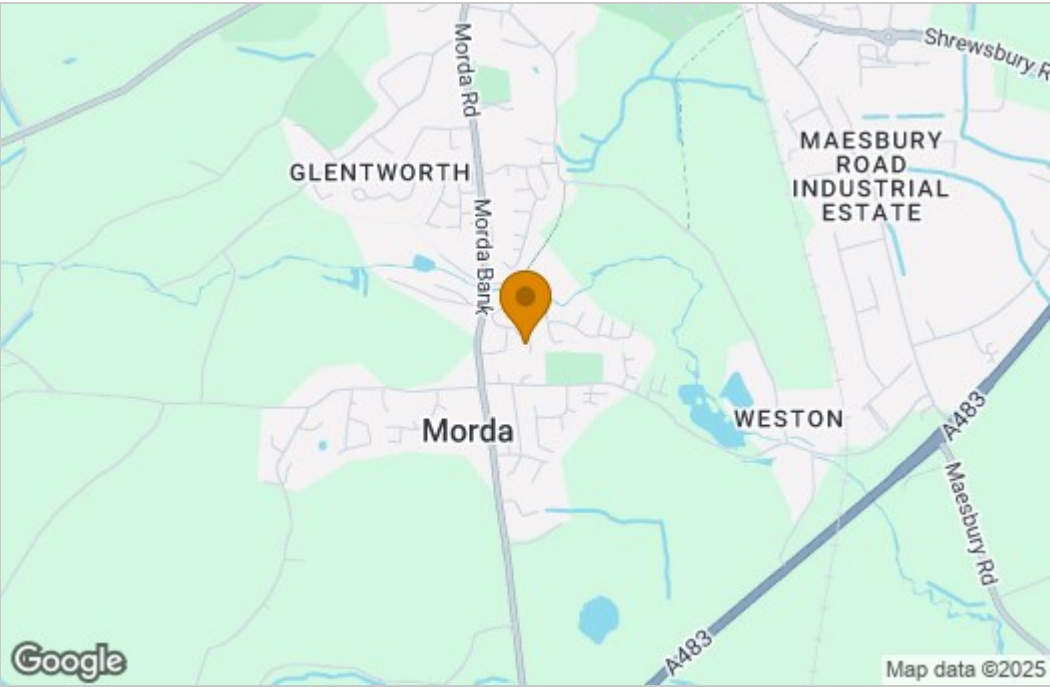
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

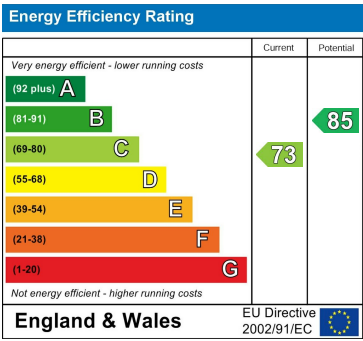
Floor Plan



Area Map



Energy Efficiency Graph



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.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA  
Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk