Town & Country
Estate & Letting Agents

31 Erw Wen, Morda, SY10 9NH

Offers In The Region Of £159,995

In the area of Erw Wen, Morda, Oswestry, this delightful end terrace house offers a perfect blend of comfort and convenience. As you step inside, you will be greeted by a warm and inviting atmosphere, perfect for both relaxation and entertaining. The layout is thoughtfully designed to maximise space and light, creating a welcoming environment for families and individuals alike. The end terrace position provides added privacy and a sense of tranquillity, making it a wonderful retreat from the hustle and bustle of daily life.

The surrounding area boasts a friendly community and is well-connected to local amenities, ensuring that everything you need is within easy reach. Whether you are looking for shops, schools, or recreational facilities, Oswestry has much to offer. The picturesque countryside nearby also provides ample opportunities for outdoor activities, making it an ideal location for nature lovers.

This property presents an excellent opportunity for first-time buyers or those looking to downsize, offering a comfortable living space in a desirable location. With its appealing features and convenient access to local attractions, this end terrace house in Erw Wen is not to be missed. Come and discover the potential of your new home in this lovely part of Oswestry.

Directions

From our office in Willow Street turn right into Welsh Walls, then left at the juntion towards the traffic lights. At the lights turn right, follow the road into Morda. Continue into the Village where the turning for Erw Wen will be seen on the left hand side just shortly after the Primary School on your right. Turn onto Erw Wen and follow the road down to the bottom. Bear around to the right where the property will be found in the top right corner.

Accommodation Comprises

Hall

This welcoming entrance hall features a radiator and stairs rising to the first floor and an internal door leading through to the lounge.

Lounge 14'9" x 11'5" (4.52m x 3.49m)

A good sized room featuring a front-facing window, radiator, and an electric fireplace, this room also benefits from a door providing access to the kitchen.

Kitchen 13'8" x 7'9" (4.18m x 2.37m)

Fitted with a modern range of base and wall units incorporating worktops and a breakfast bar. Integrated appliances include an electric oven with a ceramic hob, chimney-style extractor hood, fridge/freezer, and dishwasher. Single bowl sink with a mixer tap, plumbing for a washing machine, vinyl flooring, and part-tiled walls. Spotlights to the ceiling complete the room. A door leads through to the utility.

Utility Room 13'11" x 3'10" (4.25m x 1.19m)

Having a door to the side elevation, vinyl flooring, and a radiator. Useful understairs storage cupboard and space for additional appliances.

First Floor Landing

The first floor landing has access to the roof space by hatch and window to the side. Doors lead into the bedrooms and the bathroom.

Bedroom One 14'11" x 9'3"m (4.55m x 2.82mm)

A good sized double bedroom having a front-facing window, radiator, and a useful built-in storage cupboard.

Bedroom Two 11'3" x 10'1" (3.43m x 3.09m)

A second double bedroom having a rear-facing window, radiator, and an airing cupboard housing the Glow-worm boiler.

Bathroom

The modern bathroom comprises a low-level WC, wash hand basin set within a vanity unit with a mixer tap, and a panelled bath with a mixer tap and Triton electric shower featuring dual shower heads and a glass shower screen. Complemented by vinyl flooring, part-tiled walls, a heated towel rail, extractor fan, and a rear-facing window.

Externally

To the front, the property benefits from a lawned garden with mature hedge boundaries. The private, enclosed side and rear garden features a paved patio area, side access to the front of the property, and a useful garden shed. Although the property does not benefit from private or allocated parking, the owner advises that there is ample parking available in the surrounding area.

Additional Photo

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 A.

To Book a Viewing

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

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.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

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 -

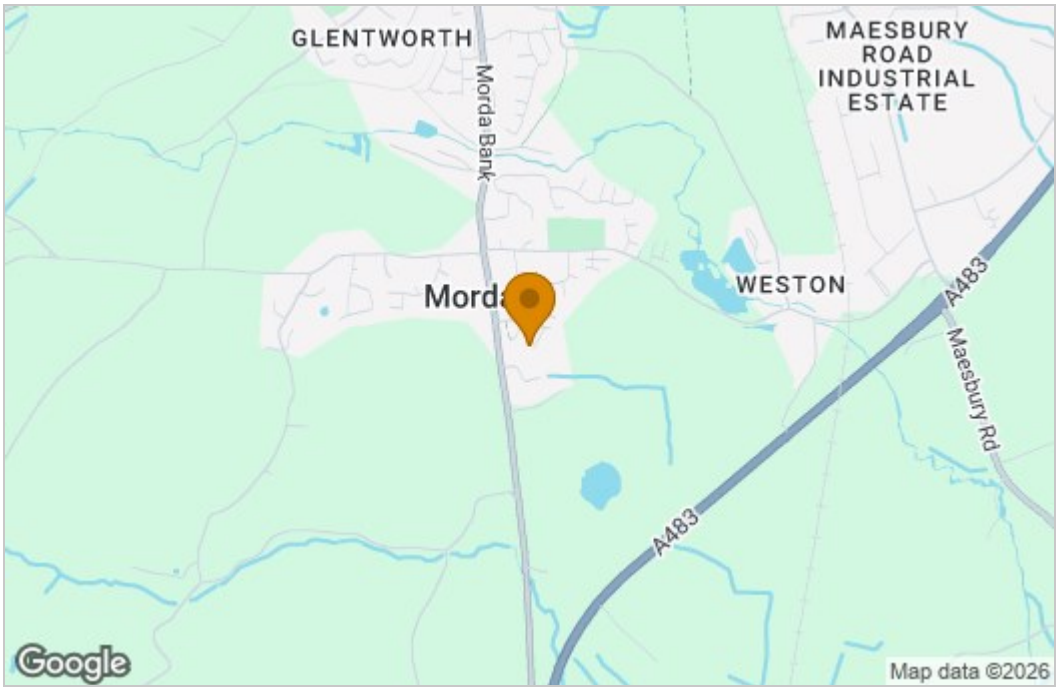
Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

Money Laundering Regulatory Checks

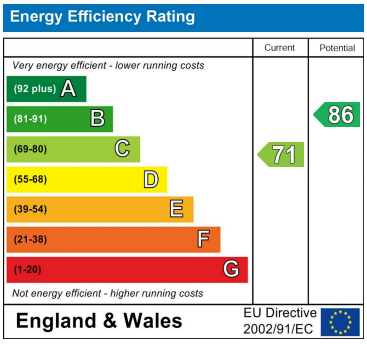
By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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