





12 Milars Field, Morda, Oswestry, SY10 9PU
Offers In The Region Of £189,995

Being offered for sale with no onward chain. A three bedroom terraced property located on a popular residential area within the village of Morda. The accommodation comprises Entrance hall with cloakroom, living room, kitchen/diner, three bedrooms, family bathroom and en-suite. Externally there are front gardens and a rear yard, and two parking spaces. Benefitting from uPVC double glazing and gas central heating.



LOCATION

The property occupies an enviable position on the edge of this popular and busy market Town. A pleasant stroll from all amenities of the Town Centre including schools, banks, supermarkets, independent stores, restaurants and public houses, doctors and churches. There is ease of access to the A5 motorway network to both Chester and the County Town of Shrewsbury and the nearby railway station at Gobowen.

HALLWAY

Access to the front door, living room and kitchen. The hallway has laminated flooring, radiator, ceiling light and stairs to first floor.

CLOAKROOM

Fitted with low level WC, pedestal wash hand basin, tiling to walls, panelled radiator and PVC double glazed window to front aspect.

LIVING ROOM

18'5" x 10'0" (5.62 x 3.05)

A UPVC window to the front and double UPVC doors to the rear opening onto the garden. Carpeted flooring with a radiator and ceiling light.

KITCHEN/DINER

18'8" x 9'11" (5.68 x 3.02)

Fitted kitchen with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer, integrated oven with hob and extractor hood over. Window and backdoor to the rear overlooking the garden and a window to the front of the property. Ceiling spot lights, under stairs storage and radiator with laminated flooring and part tiled walls.

LANDING

Access to all bedrooms, bathroom and loft space. Carpeted flooring with a single ceiling light.

BEDROOM ONE

9'1" x 15'4" (2.77 x 4.68)

Double bedroom with a UPVC double glazed window facing to the front of the property with a radiator below. Carpeted flooring, and ceiling light.

EN-SUITE

7'7" x 4'5" (2.33 x 1.36)

One single UPVC double glazed window facing the front with a sink, WC and Shower. The en-suite includes storage and a radiator with carpeted flooring.

BEDROOM TWO

9'1" x 10'2" (2.76 x 3.09)

Light and airy bedroom with a UPVC double glazed window with a radiator below. Carpeted flooring and a single ceiling light.

BEDROOM THREE

6'9" x 6'8" (2.06 x 2.03)

A single bedroom with a UPVC window to the rear and a radiator below. Carpeted flooring and a single ceiling light.

BATHROOM

The family bathroom is part tiled with a bath, basin and WC. A misted UPVC double glazed window to the rear with a radiator below and an integrated fan. Carpeted flooring with ceiling spot lights.

GARDENS

Gravelled yard with slabbed path. Access to the rear parking area.

The front garden is primarily laid to lawn with flower and shrub borders and a paved pathway leading to the front entrance.

AGENCY NOTE (PARAGRAPH)**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains gas, electric, water and drainage services are connected. We understand the Broadband Download Speed is: Standard 10 Mbps, Superfast 67 Mbps & Ultrafast 1800 Mbps. Mobile Service: Limited. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

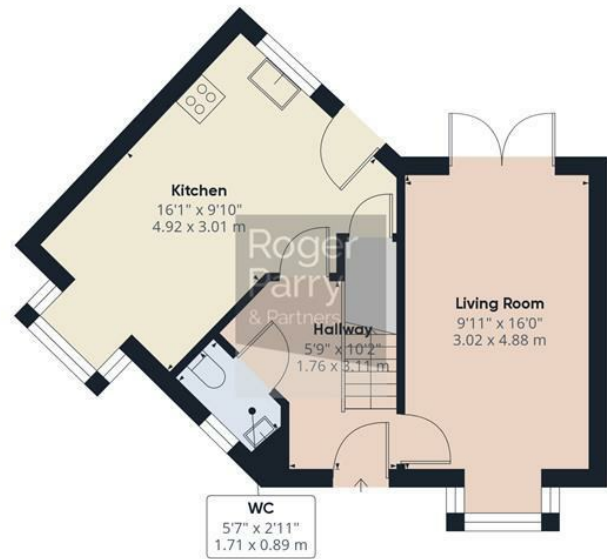
We understand the council tax band is C. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

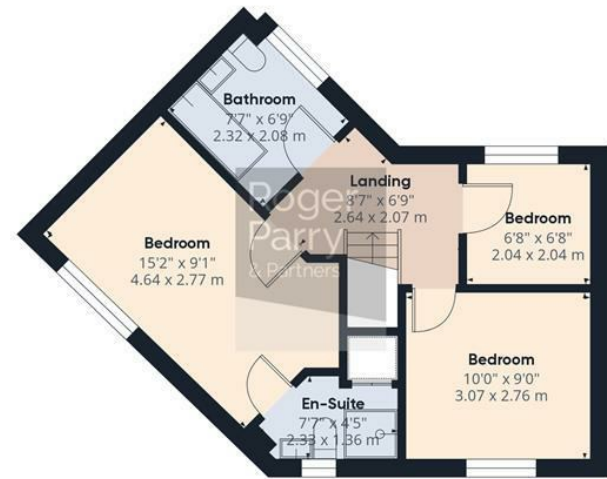
Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

Floor Plan
(not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area⁽¹⁾

878.36 ft²
81.6 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

General Services:

Local Authority: Shropshire

Council Tax Band: C

EPC Rating: C

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

Head out of Oswestry passing The Marches school and into Morda. Turn right onto Trefonen road and proceed along this Road. Milars field will be on the right hand side, once you have turn in to the estate take the first right and the parking for number 12 will be on the right hand side.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU

oswestry@rogerparry.net

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.