



Roger
Parry
& Partners

4 Morda Court, Morda, Oswestry, Shropshire,
SY10 9NY



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Offers In The Region Of £165,000

GROUND FLOOR APARTMENT within a Georgian Grade II listed building tucked away on the outskirts of Morda. The flat has been well maintained by the current owners and offers an enclosed walled garden. The accommodation briefly comprises - Hallway, Cloakroom, Lounge, Shower Room, Kitchen, Conservatory and Two Bedrooms. Outside the property there is a further courtyard area to the front, single garage and shared parking.



LOCATION

The village offers everyday amenities including a well-regarded primary school, church and local shop, while the nearby market town of Oswestry provides a wider selection of shopping, leisure and healthcare facilities. Excellent road links via the A483 and A5 give easy access to Wrexham, Shrewsbury and Chester, with rail services available at Gobowen (approximately 3.5 miles) connecting to the national network. The surrounding Shropshire and Welsh border countryside offers a wealth of walking, riding and outdoor pursuits.

ENTRANCE HALL

With a part glazed door to the front, wooden flooring, and built in storage cupboard with Worcester boiler.

CLOAKROOM

Low level WC, vanity unit with wash hand basin, heated towel rail, window to the front, and tiled flooring,

LIVING ROOM

Light and airy room with dual aspect windows, ceiling light and radiator.

KITCHEN

Modern fitted kitchen with a range of wall and base units with worksurfaces over, inset sink with mixer tap and drainer, four ring gas hob with extractor hood over and integral oven. Void for fridge/freezer, part tiled walls, wood effect flooring and radiator. Door into;

CONSERVATORY

A lovely room with French doors out to the walled garden, exposed stone walling, ceiling light and radiator.

BEDROOM ONE

Double room with window to the rear, fitted wardrobes to one wall, ceiling light and radiator.

BEDROOM TWO

Window to the rear, fitted wardrobe, ceiling light and radiator.

SHOWER ROOM

Modern suite comprising enclosed shower cubicle with electric shower, WC, and wash hand basin. Part tiled walls, extractor fan, storage cupboard, heated towel rail and spot lighting.

EXTERNAL**FRONT**

To the front is a small courtyard and patio area.

REAR

The rear garden is a real feature with a paved patio, planted flower beds and stone walling.

GARAGE

There is a single garage and communal parking area for several vehicles.

Agent Note**TENURE**

We understand the tenure is Leasehold. The lease started 03/10/1985 with a 999 year lease. There is a peppercorn ground rent payable of £1.00 per annum. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Standard 26 Mbps & Ultrafast 2300 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is A - Shropshire. 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.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

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



Approximate total area⁽¹⁾
85.4 m²
919 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

General Services:

Local Authority: Shropshire

Council Tax Band: A

EPC Rating: D

Tenure: Leasehold

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:

Proceed out of town towards Morda and continue along until you reach the dip in the road. Turn left onto St Anne's Drive and then first right onto Morda Court. The building will be seen on the right.

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.