

Town & Country

Estate & Letting Agents



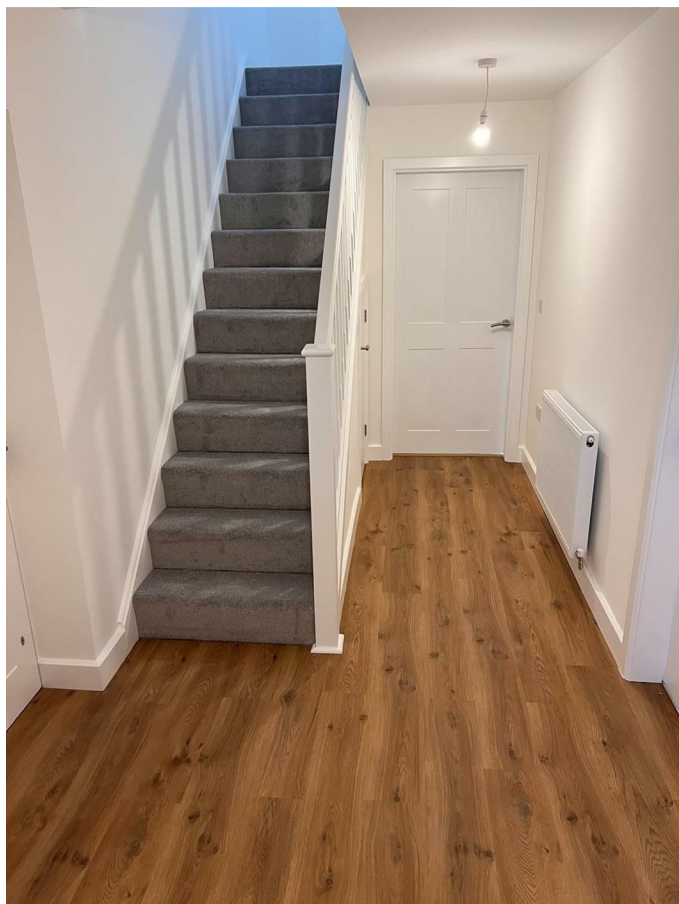
**6 Molesworth Way, Whittington,
SY11 4FQ**

£1,200 Per Calendar Month

Town and Country Oswestry are delighted to offer to the rental market this three bedroom detached property on a recently built development in the village of Whittington. With three bedrooms, lounge, kitchen/dining Room, bathroom and ensuite, an integral garage and an enclosed rear garden this property would make a lovely home. Rent is payable monthly in advance and a one month security deposit will be held within the Deposit Protection Scheme.

Accommodation Comprises:

Hallway



Large inner hallway with under stairs storage cupboard.

Lounge



Spacious lounge with inglenook fireplace leading to open plan kitchen/dining room.

Downstairs W/C

Downstairs w/c located next to the utility room

Kitchen/Dining Room



Modern contemporary kitchen with double oven, fridge freezer, dishwasher, gas hob and extractor fan.

Utility Room



Utility room with space and plumbing for a washing machine and tumble drier.

Bedroom One



Double bedroom with fitted wardrobes and an Ensuite shower room.

Ensuite Shower Room

Bedroom Two



Another good sized double bedroom.

Bedroom Three

Ideal as a nursery room, office or smaller single room.

Bathroom



Family bathroom with mains powered shower over the bath.

Integral Garage

Integral single garage with up and over door, power and lighting.

Driveway & Front Garden



Private driveway providing parking for two cars.

Rear Garden



Enclosed private rear garden.

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 D.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.30pm
Saturday: 9.00am to 2.00pm

To Book a Viewing

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

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Services

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

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.

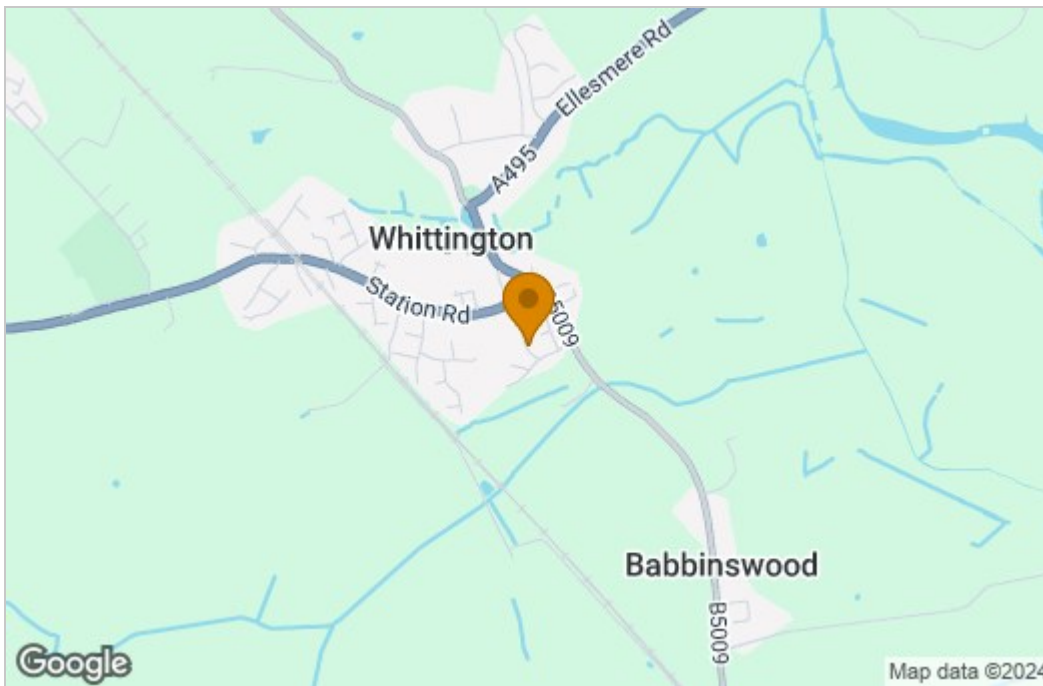
Additional Information

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.

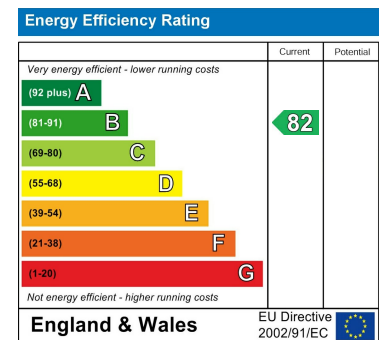
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as 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



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