

# Town & Country

Estate & Letting Agents



10 Elm Close, Oswestry, SY11 2UR

£700 PCM

Town and Country Oswestry are pleased to offer this immaculate two bedroom end of mews property which boasts a modern kitchen and bathroom along with Upvc double glazing, gas central heating and two off road parking spaces in front of the property. Internally there is a hallway, lounge, kitchen/ diner, first floor bathroom and two bedrooms. Both the front and rear gardens are enclosed making them secure. Located on the outskirts of Oswestry, all local amenities are close at hand with major road networks easily accessible. Professional Persons Only, No Smokers or pets. All rentals require one months rent in advance and one months rent as a security deposit.

### Directions

From our Willow Street office proceed out of town following the one way system back into the town centre along Oswald Road. At the junction with Leg Street turn left and continue to the mini roundabout, taking the second exit straight ahead onto Salop Road. Take the first turning on the left onto Middleton Road and continue along where the road becomes Cabin Lane. At the mini roundabout turn right onto College Road, then first left onto Lllys Road, Following the road around to the right and take the turning right onto Elm Close where the property will be seen on the right hand side.

### Accommodation Comprises

#### Hallway

Having a door to the front, radiator, stairs to the first floor and door into the lounge.

#### Lounge 13'6" x 10'6" (4.12 x 3.19)



With a window to the front, coved ceiling, radiator, electric fireplace with stainless steel inset fire and wooden surround, add satellite dish and connection (no sky box), tv point and part glazed door to the kitchen.

#### Kitchen/ Dining 11'10" x 9'4" (3.6 x 2.85)



Fitted with a good range of beech fronted base and wall units with work surfaces over, single bowl stainless steel sink with mixer tap, cooker point and space, integrated extractor fan over, part tiled walls, plumbing for a washing machine, tiled floor, coved ceiling, walk in understairs storage cupboard, radiator, window to the rear and part glazed door and side panel to the rear garden.

### Additional Photo

### First Floor Landing

Having a window to the side, laminate flooring, loft access and hatch, airing cupboard with tank and shelving. Doors lead to the bedrooms and bathroom.

### Bathroom



Fitted with a modern white suite comprising wash hand basin on a vanity unit, panelled bath with electric Triton shower over and glass screen, low level w.c., tile effect cushion flooring, part tiled walls, extractor fan, radiator and a window to the rear.

#### Bedroom One 13'9" x 11'6" (4.18 x 3.5)



With two windows to the front, radiator and laminate flooring.

### Bedroom Two 11'4" x 7'3" (3.45 x 2.21)



With a window to the rear, laminate flooring and radiator.

### Front Gardens



To the front of the property there is an enclosed lawn with a pathway and gate leading to the front door. In front of the garden there are two parking spaces servicing the property.

### Rear Gardens



To the rear of the property there is a paved patio area off the kitchen. Steps constructed from sleepers with led lighting inset lead to the lawned garden which is fully enclosed by fencing. There is no longer garden shed this has recently

been replaced with a large garden storage lock box and gated side access.

### Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

### Services

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

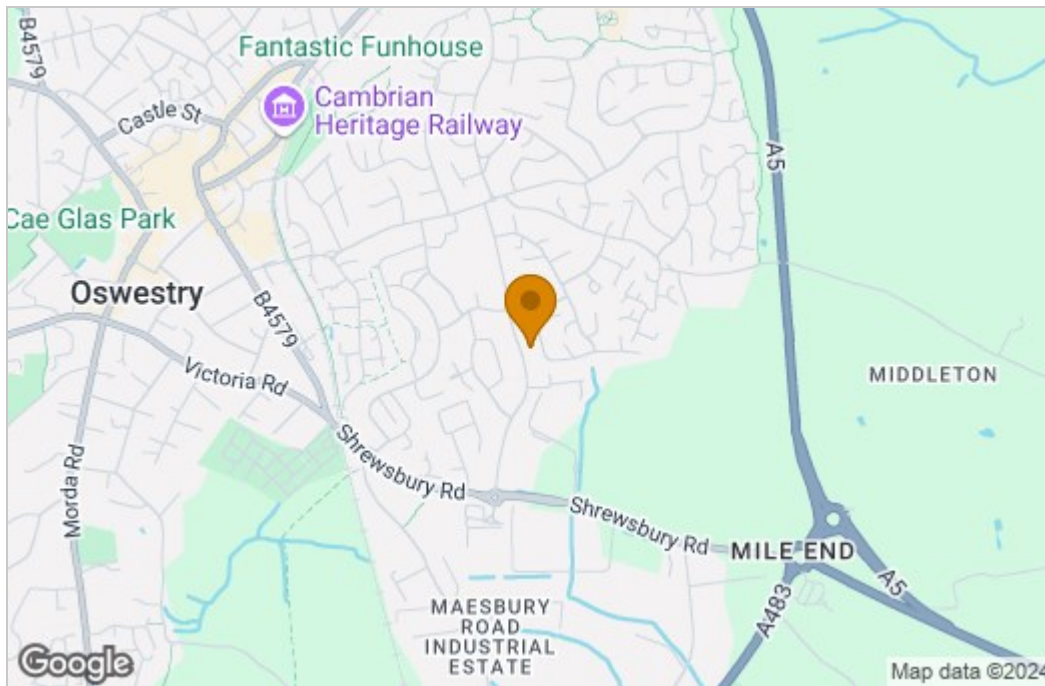
### Hours Of Business

Monday - Friday - 9.00 - 5.30

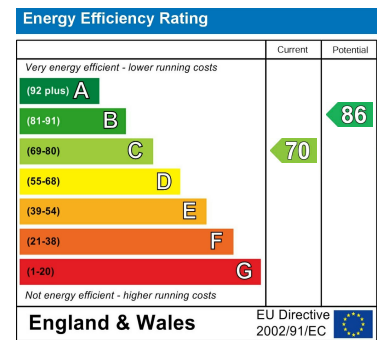
Saturday - 9.00 - 2.00

# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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