

Town & Country

Estate & Letting Agents



Front Lodge , Rednal, SY11 4HR

£1,100 PCM

Town and Country Oswestry offer this charming detached two double bedroom cottage nestled on the outskirts of the charming village of Rednal. This delightful, spacious cottage offers a perfect blend of traditional character and modern living. The property boasts an inviting layout that is ideal for families or those seeking ample space for entertaining. Having two bedrooms, cozy lounge, L shaped kitchen, dining room, bathroom and cloakroom facilities. To the outside there is off road parking and a good sized garden that wraps around the property with views over the surrounding fields. All rentals require five weeks rent in advance and five weeks security deposit.

All deposits are held within the Deposit Protection Service (Custodial).

Directions

Proceed out of Oswestry on the A5 towards Shrewsbury. Take the first turning left signed West Felton and Queens head. Proceed past the Queens head Public House and Restaurant and turn left signposted Rednal, proceed under the bridge, continue into the hamlet of Rednal. Follow this road where the property will be found on the left hand side and forms part of the old entrance to the Woodhouse Estate.

Location

The delightful Hamlet of Rednal offers the peace and quiet of a rural area but also has the benefit of the Montgomery Canal and the A5 nearby. The close village of West Felon enjoys shop, post office, primary school, public house, church and village hall, all of which go to serve the villages day to day needs. Oswestry enjoys a good range of shopping and leisure facilities and includes a good number of additional schools both private and state run.

Porch

A canopy porch leads to the front door.

Hallway



With a staircase leading to the first floor, a radiator, door to the front, under stairs storage cupboard, window to the side and a door leading into the lounge.

Lounge 12'2" x 15'10" (3.73m x 4.85m)



The bright lounge has three windows to the front overlooking the garden, a radiator, focal inglenook fireplace with a log burning stove inset and an oak beam over fireplace. A door leads through to the kitchen.

Additional Photo



Additional Photo



Additional Photo



L Shaped Kitchen 19'1" x 10'11" (5.83m x 3.34m)



The L shaped kitchen is fitted with a good range of base and wall units with work surfaces over, stainless steel sink with mixer tap, space for appliances, windows to the front and rear letting in lots of light, tiled floor, chimney style extractor fan, part tiled walls and a radiator. A door leads through to the dining room and also out to the gardens.

Additional Photo



Additional Photo



Dining Room 12'0" x 11'11" (3.67m x 3.65m)



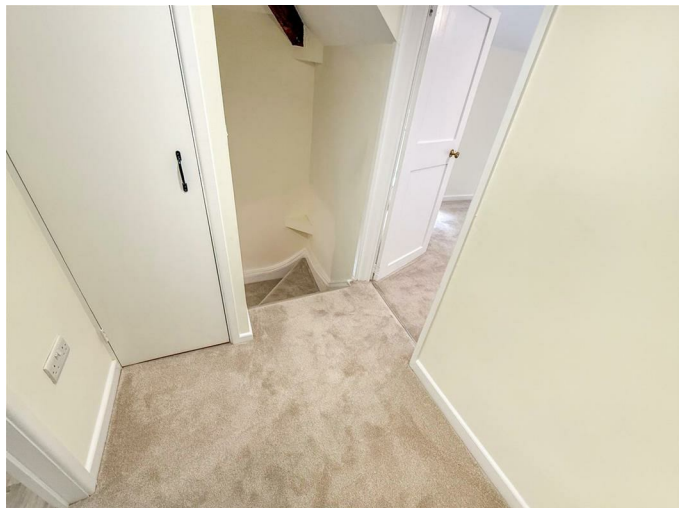
The dining room is a very versatile space and has a quarry tiled floor, three windows to the side, radiator and doors to the lounge and cloakroom. The dining room opens out onto the kitchen making it a great entertaining area.

Cloakroom & Utility



With two windows to the side, tiled floor, a low level W/C, wash hand basin with a mixer tap and a radiator. A good space for coats and boots.

First Floor Landing



Having doors leading to the two bedrooms and family bathroom. There is also an airing cupboard with tank.

Family Bathroom 6'9" x 8'11" (2.07m x 2.73m)



Recently installed having a panelled bath with a mains powered shower over and a glass screen, a wash hand basin, low level w.c., vinyl floor, part tiled walls, extractor fan, shaver light, radiator and windows to the side and the rear.

Bedroom One 9'7" x 16'2" (2.93m x 4.93m)



A lovely light double bedroom with low windows to the front and side which overlooks the front garden, structural timbers and a radiator.

Bedroom Two 12'4" x 8'8" (3.76m x 2.643m)



The second double bedroom has low windows to the rear and front and a radiator.

Gardens and Grounds



The gardens are another great feature of this lovely home with extensive lawned and shrubbed gardens extending to the front, side and the rear. There are hedged boundaries and gates to the front with gravelled driveway providing parking for several vehicles. There is also an external boiler.

Additional Photo



Additional Photo



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.

To Book a Viewing

To view this property please visit Rightmove.co.uk to complete an interest to view form.

Council Tax

The council tax is payable to Shropshire and we believe the property to be in band D.

Services

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

Hours of Business

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

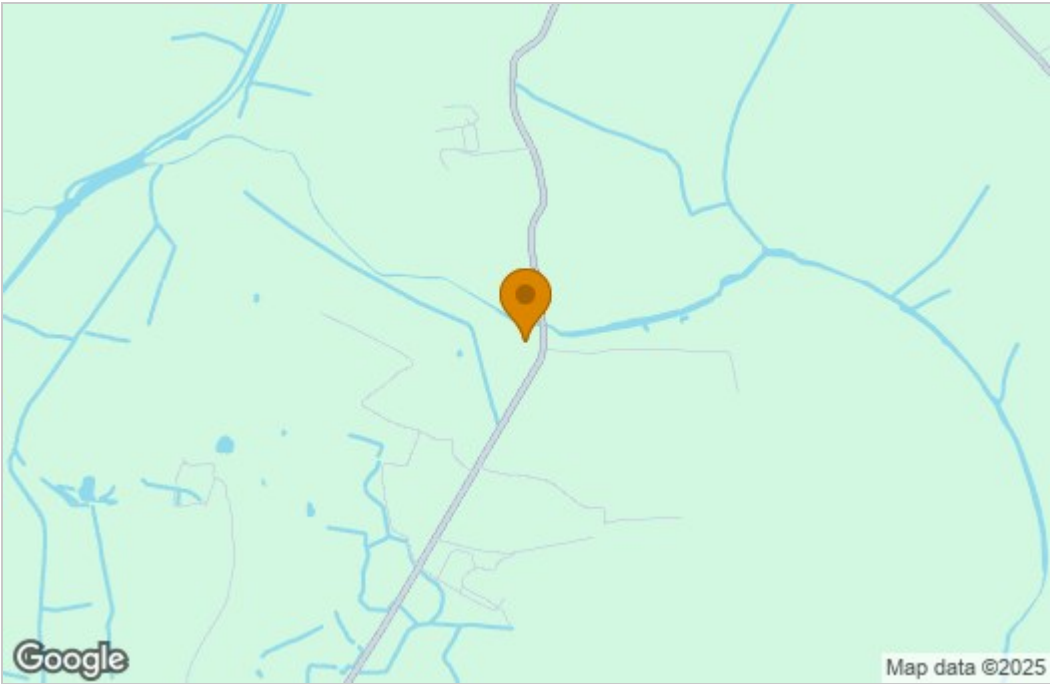
Additional Information

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

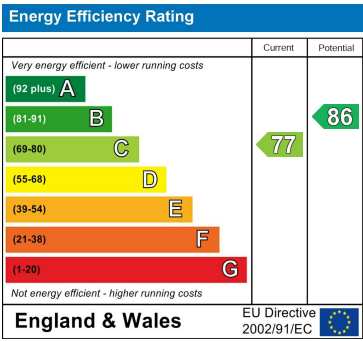
set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

Area Map



Energy Efficiency Graph



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