

# Town & Country

Estate & Letting Agents



**114 Welsh Walls, Oswestry, SY11 1RW**

**£1,000 Per Calendar Month**

Nestled in the charming area of Welsh Walls, Oswestry, this modern mid-terrace townhouse offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for those seeking extra space. The layout includes two inviting reception rooms, providing ample room for relaxation and entertaining guests.

The house boasts two bathrooms, ensuring that morning routines are a breeze for everyone in the household. Spread over three stories, this townhouse maximises space and light, creating a welcoming atmosphere throughout.

One of the standout features of this property is the allocated parking for two vehicles, a rare find in such a desirable location. Residents will appreciate the ease of access to local amenities, with the town centre just a short stroll away. Additionally, a nearby park offers a lovely spot for leisurely walks or outdoor activities.

This property is not only modern in design but also perfectly situated for those who wish to enjoy the vibrant community of Oswestry. Whether you are looking for a family home or a stylish retreat, this townhouse is sure to impress. Don't miss the opportunity to make this wonderful property your home.

### Directions

From our Oswestry office proceed up Williw Street and turn left onto Welsh Walls. Follow the road around where the property will be found on the right hand side identified by our for sale board.

### Accommodation Comprises

A stylish three bedroom three storey mews style property comprising Hallway, Lounge, Kitchen, Dining Room, Cloakroom, Family bathroom, Bedroom one, Bedroom two, Bedroom three with en-suite shower room, Enclosed rear garden and two allocated car parking spaces.

### Hallway

Having vinyl flooring, stairs leading to the first floor, part glazed door to the front and a door leading through to the lounge.

### Lounge 15'1" x 10'0" (4.60 x 3.05)



Having a bay window to the front, radiator, t.v point, under stairs cupboard and a door leading to the kitchen.

### Kitchen 13'3" x 8'3" (4.04 x 2.51)



The modern, bright kitchen is fitted with a range of base and wall units with composite style work surfaces over, window to the rear, tiled flooring, one and a half bowl sink with a mixer tap over, integrated washing machine, electric oven, ceramic hob, integrated extractor fan, integrated fridge/ freezer,

spotlighting, integrated dishwasher, radiator and a door to the cloakroom. The kitchen opens out onto the dining room.

### Additional Photo



### Dining Room 7'6" x 7'3" (2.29 x 2.21)



Having a window to the side, patio doors leading to the rear garden and a tiled floor.

### Cloakroom



Fitted with a low level w.c., wash hand basin with a mixer tap over, radiator, tiled floor, spotlighting and an extractor fan.

### First Floor

Having a radiator, stairs leading to the second floor and doors to the bathroom and two bedrooms.

## Family Bathroom



Having a window to the rear, panelled bath with a mixer tap over, shower over the bath with glazed screen, wash hand basin with a mixer tap over, low level w.c., modern vertical radiator, tile effect flooring, spotlighting, aqua panelling to the walls and an extractor fan.

## Bedroom Three 8'7" x 7'1" (2.61 x 2.15)



Having a window to the rear and a radiator.

## Bedroom Two 13'5" x 11'5" (4.08 x 3.48)



Bedroom two has two windows to the front, a radiator and carpeted floor.

## Second Floor

With a door leading to bedroom one.

## Bedroom One 24'2" x 13'5" max (7.36 x 4.08 max)



One of the best features of this property is the large top floor bedroom with a window to the front and to the rear, two radiators, an airing cupboard off and a door leading to the en-suite shower room.

## Additional Photo.



## En-Suite Shower Room



Fitted with a low level w.c., wash hand basin, shower cubicle, school style radiator, tiled floor, part tiled walls, window to the rear, extractor fan and a shaver light.

### Front Gardens

To the front of the property the garden is gravelled with a paved pathway leading to the front door.

### Rear Gardens



The enclosed rear gardens are paved with shrubbed flower beds and artificial grass. A gate leads to the parking area.

### Parking

There is allocated parking for two vehicles to the rear of the property.

### Viewing

#### Town and Country

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

#### Tenant Information

Information for tenants:

Rent: £1,000 per calendar month

Deposit: £1,000 Equivalent to 1 Months Rent

Council Tax Band: C (Shropshire Council)

Term: Assured Shorthold Tenancy for a minimum period of 6 months

Measurements: All measurements are approximate

Services: We are advised that mains water, gas and electric are available

Variation of Contract (Tenant's Request): £50 (+ VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents

Change of Sharer (Tenant's Request): £50 (+ VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated

with taking landlord's instructions, new tenant referencing and Right-to Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Keys: Lost Key(s) or other Security Device(s): Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £18 per hour (+ VAT) for the time taken replacing lost key(s) or other security device(s).

Early Termination (Tenant's Request): Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

#### Money Laundering

Money Laundering Regulations. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

#### Hours Of Business

Monday - Friday - 9.00 - 5.00

Saturday - 9.00 - 2.00

#### To View

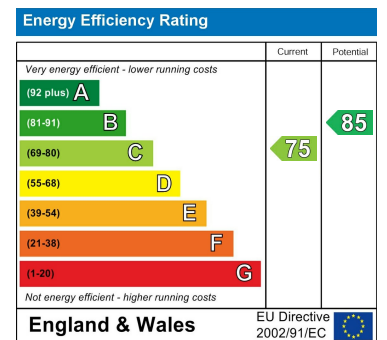
To register your interest to view please complete an interest to view form through [Rightmove.co.uk](http://Rightmove.co.uk) or request a form from one our lettings team [lettings@townandcountryoswestry.com](mailto:lettings@townandcountryoswestry.com)  
Viewing is by appointment only.

## 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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