Town & Country

Estate & Letting Agents









4 Oswalds Close, Oswestry, SY11 2TD

£1,500 PCM

Welcome to this stunning new build detached house located on Oswalds Close in the charming town of Oswestry. This impressive property boasts four spacious bedrooms, making it an ideal family home. With three well-appointed reception rooms, there is ample space for relaxation, entertaining guests, or enjoying family time.

The house features two modern bathrooms, ensuring convenience for all residents. The contemporary design and high-quality finishes throughout the property create a welcoming atmosphere that is both stylish and functional.

One of the standout features of this home is the generous parking space, accommodating up to three vehicles, which is a rare find in many properties. Additionally, the location is particularly advantageous, being in close proximity to Oswestry School, making it perfect for families with school-aged children.

This property is available to let immediately, offering a fantastic opportunity for those seeking a modern living space in a desirable area. Don't miss the chance to make this beautiful house your new home.

DIRECTIONS
From our Oswestry office proceed along Church Street until reaching the traffic lights. Turn right onto Upper Brook Street and then take the second turning right onto Oswalds Well Lane. Follow the road along for approximately 500 metres where the cul de sac will be found on the left hand side.

ACCOMMODATION COMPRISES

PORCH
With tiled flooring, glazed doors and panels to the front and glazed doors to the entrance hall.

ENTRANCE HALL
The entrance hall is open to the first floor and has laminate flooring, spindled banister and staircase to the first floor, down lighters, radiator, doors to the ground floor rooms and glazed doors leading through to the conservatory. A door leads to a cloakroom with tiled floor, low level w.c., wash hand basin, window to the front, radiator and extractor fan.

KITCHEN/ DINING 11'10" x 24'0" (3.6 x 7.31)
The kitchen is fitted with a good range of base units in light beech with work surfaces over, two radiators, windows to the front and rear of the property, spotlighting, tiled floor to the kitchen area, integrated Hotpoint dishwasher, stainless steel Ariston Gas range style cooker with five ring gas hob, large chimney extractor fan over, American fridge, glass style splashbacks, laminate flooring to the dining area and two radiators.

BEDROOM FOUR/STUDY 13'9" x 9'7" (4.2 x 2.92)
Having a window to the front, laminate flooring, telephone point, TV point and radiator.

LOUNGE 14'8" x 13'9" (4.46 x 4.2)
Having a window to the rear overlooking the garden, laminate flooring, radiator and wall lights.

CONSERVATORY 14'5" x 11'10" (4.4 x 3.6)
With laminate flooring, radiator, wall lights and doors onto the rear garden.

UTILITY 9'10" x 7'3" (3 x 2.2)
Fitted with base units in light beech, windows to the front and rear, part glazed door to the rear, plumbing for washing machine, single drainer sink with mixer tap, radiator, tiled floor, part tiled walls, tumble dryer and space for fridge, extractor fan, loft access and door through to the garage.

DOUBLE GARAGE 18'1" x 18'1" (5.51 x 5.52)
With two electric roller style doors operated by remote control, Worcester combination boiler, window to the rear, part glazed door to the rear, eaves storage, power and lighting.

FIRST FLOOR LANDING
The landing is another feature of the property with full length glazed window looking onto the conservatory and spindled banister overlooking the hallway. There is a built in linen cupboard and doors leading to the bedrooms and bathroom.

MASTER BEDROOM 13'9" x 11'8" (4.2 x 3.56)
Having laminate flooring, two velux windows to the rear providing access to the balcony, telephone point, TV point and door to the en suite. A balcony overlooks the rear garden of the property.

EN SUITE
Fitted with a low level w.c., wash hand basin on a vanity unit, double shower cubicle with mains fed shower, radiator, tiled floor, fully tiled walls, window to the side, shaver point, spotlighting and extractor fan.

BEDROOM TWO 15'0" x 11'10" (4.56 x 3.6)
Having laminate flooring, window to the front, TV point, telephone point and radiator.

FAMILY BATHROOM 9'2" x 8'2" (2.8 x 2.48)
Fitted with a four piece suite comprising panelled bath with mixer taps, low level w.c., wash hand basin, separate shower cubicle with triton shower, Velux window to the rear, tiled floor, fully tiled walls, radiator, spotlighting and extractor fan.

BEDROOM THREE 13'9" x 12'6" (4.2 x 3.81)
Having a window to the front, laminate flooring, radiator, loft access, telephone point, tv point and walk in wardrobe.

FRONT GARDENS
To the front of the property the gardens are landscaped with feature shrubs and lawned gardens. A pathway leads to the rear of the property with one side being gated. A triple width driveway leads to the garage and outside lighting is provided.

REAR GARDENS
The attractive rear gardens provide a good deal of privacy with a patio area off the conservatory with lawned and shrubbed gardens beyond. There is a raised shrubbed garden area to the side and access to the garage. Outside lighting is provided.

Opening Hours
Monday - Friday - 9.00 - 5.00
Saturday - 9.00 - 2.00

Energy Performance Certificate.
A full copy of the Energy Performance Certificate is available from our office.

Tenant Information
Information for tenants:
Rent: £1,500 per calendar month
Deposit: £1,500 Equivalent to 1 Months Rent

Council Tax Band: E (Shropshire Council)
Term: Assured Periodic Tenancies
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).

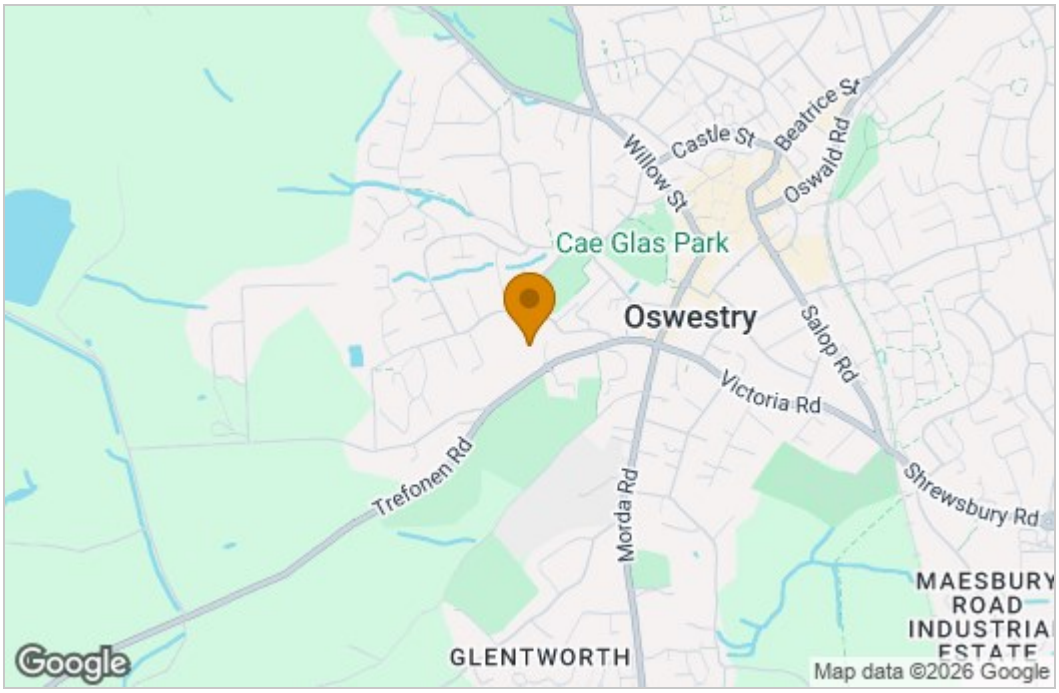
Early Termination (Tenant's Request): Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount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

Viewing

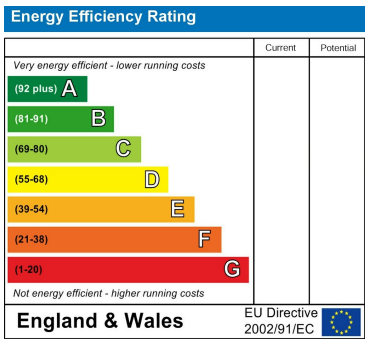
To view please complete an interest to view form through Rightmove,
Due to the high-volume of enquiries, we are unable to arrange viewings for every interested party , therefore completing the interest to view form does not guarantee a viewing.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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