



Birch Street, Wrexham LL13 7AN

£2,340

**** COMPANY LET ONLY ****4-Bedroom HMO for Rent – For corporate client. Fully Managed, All Bills Included!

Location: 7 Birch Street Wrexham Monthly Rent: £135/per week/per room. Deposit required.

Discover the perfect blend of comfort and convenience with our fully managed 4-bedroom HMO available for rent.

Ideal for professionals or students, this spacious home offers:

4 Furnished Bedrooms: Each room is thoughtfully furnished to provide a cozy and private space for relaxation.

Modern Shared Kitchen: Fully equipped with all necessary appliances, perfect for meal prep and socializing.

- CO-OPERATE CLIENTS ONLY
- TOWN CENTRE LOCATION

- NOT A PRIVATE RENTAL
- ALL BILLS INCLUDED



Hallway

With part carpeted, part wood effect flooring, stairs off to the first floor.

Bedroom 1

3.62m x 2.91m (11'10" x 9'6")

A double bedroom with a double glazed window to the front, wood effect flooring,

Communal Lounge

3.63m x 2.95m (11'10" x 9'8")

With a double glazed window to the rear, wood effect flooring, storage cupboard,

Kitchen

3.43m x 2.23m (11'3" x 7'3")

Fitted with a range of matching wall, drawer and base units, working surface with inset stainless steel sink and drainer, 2 x fridge/freezers, washing machine, built in electric oven, 4 ring gas hob, extractor fan, tiled flooring, wall mounted gas combination boiler, double glazed window, door off to the side, under stairs storage cupboard.

Bathroom

2.00m x 2.16m (6'6" x 7'1")

Fitted with a low level w.c, pedestal wash hand basin, bath with shower over, part tiled walls.

First Floor Landing

With carpeted flooring.

Bedroom 2

3.44m x 2.21m (11'3" x 7'3")

A single bedroom with a double glazed window to the rear, carpeted flooring.

Bedroom 3

3.63m x 2.39m (11'10" x 7'10")

A single bedroom with a double glazed window to the rear, carpeted flooring.

Bedroom 4

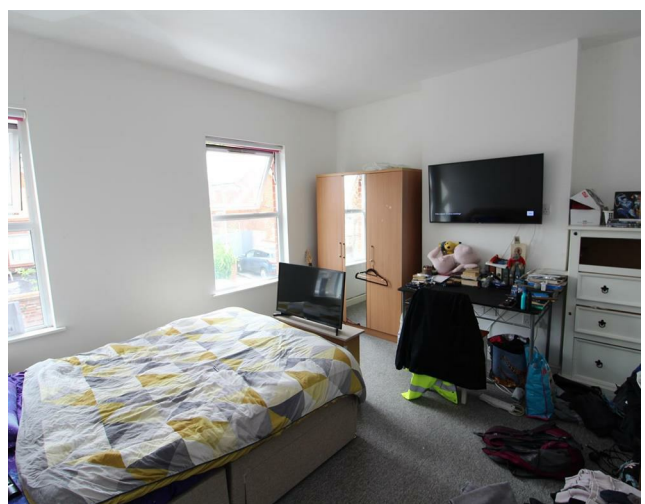
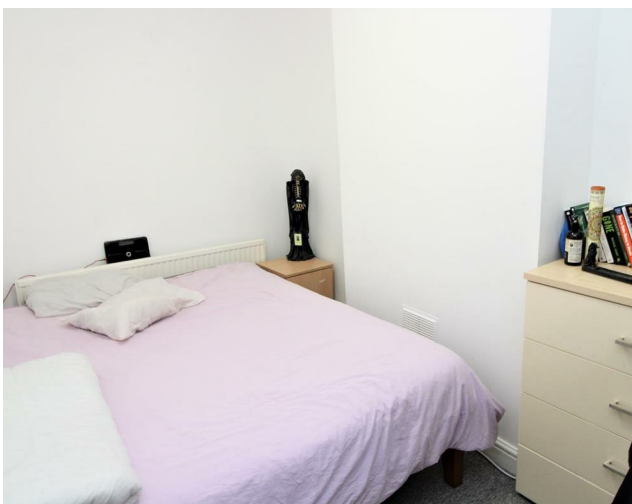
3.68m x 3.96m (12'0" x 12'11")

A double bedroom with 2 double glazed windows to the front, carpeted flooring

Outside

To the rear is a small courtyard with a gate opening to a pathway and a further area of lawned garden belonging to the property.



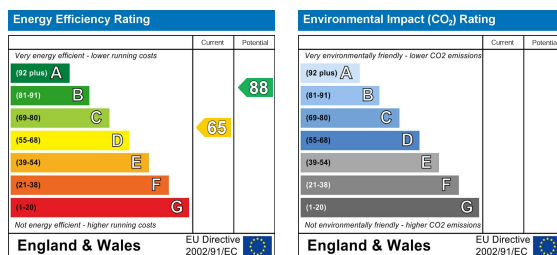




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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

