

TO LET

Lavender Cottage, 11 Northwood Cottages, Northwood, SY4 5NJ



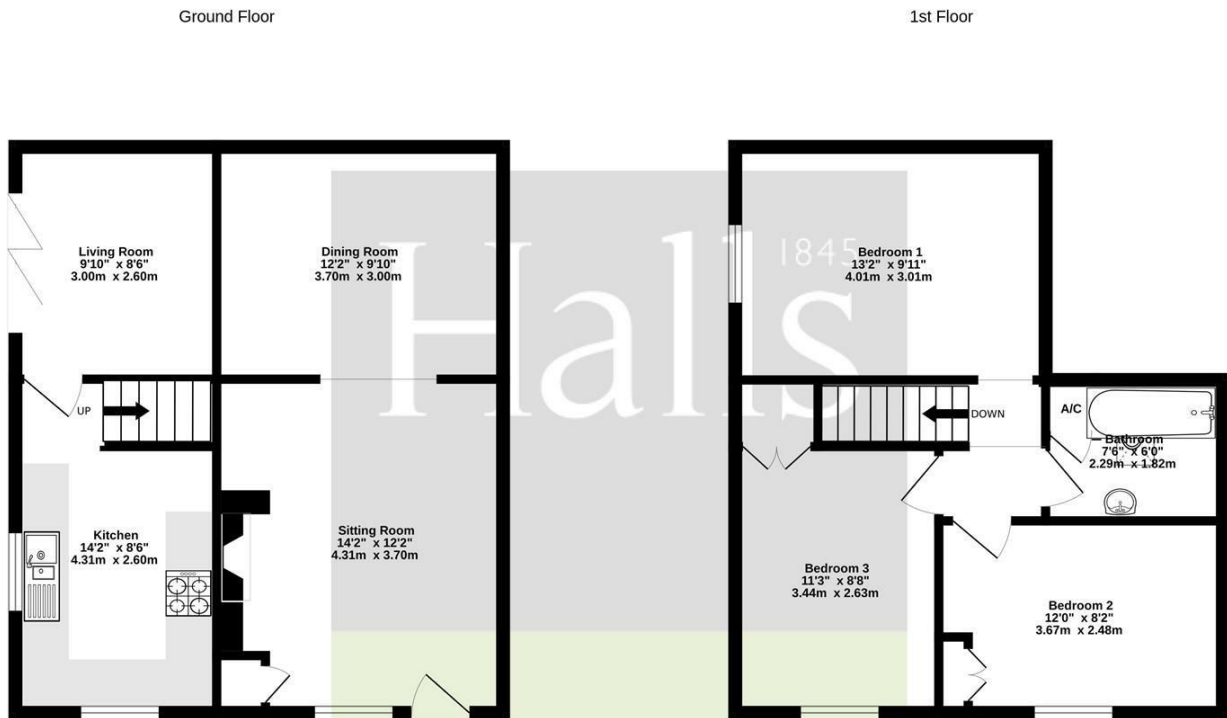
TO LET

£795 Per Calendar Month

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\*\*\* ALL AVAILABLE VIEWING SLOTS NOW FILLED \*\*\*

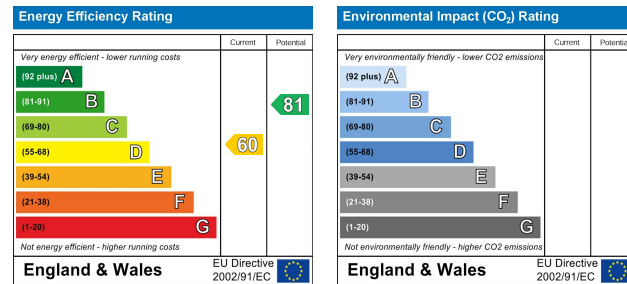
A charming country cottage situated in a beautiful, semi-rural North Shropshire village of Northwood. Boasting a well presented, and surprisingly spacious, interior, with parking and gardens externally.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



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Ellesmere Lettings  
Ellesmere, Shropshire, SY12 0AW  
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- Country Cottage
- Parking
- Available June 2024
- Three bedrooms
- Well presented
- Rural setting

**DESCRIPTION**

This quaint, "chocolate box" cottage is located in the popular North Shropshire village of Northwood, conveniently situated between Ellesmere and Wem. The property is well presented throughout with a range of original features which add to its charm. Comprising three well sized bedrooms, family bathroom, traditionally styled kitchen, and three spacious reception rooms. Externally the property benefits from a manageable garden and parking area.

**SITTING ROOM**

14'2 x 10'4 (4.32m x 3.15m)

**DINING ROOM**

10' x 9'10 (3.05m x 3.00m)

**LIVING ROOM**

9'9 x 8'10 (2.97m x 2.69m)

**KITCHEN**

14'9 x 8'4 (4.50m x 2.54m)

**BEDROOM ONE**

13'6 x 9'8 (4.11m x 2.95m)

**BEDROOM TWO**

11'1 x 8'6 (3.38m x 2.59m)

**BEDROOM THREE**

10'8 x 8'1 (3.25m x 2.46m)

**FAMILY BATHROOM**

**HOLDING DEPOSIT**

A holding deposit equal to one week's rent will be due upon application.

**SECURITY DEPOSIT**

A security deposit equal to five weeks' rent will be due to be held by the DPS.

**TERMS**

The property will be offered on an initial six month Assured Shorthold Tenancy, however, longer term tenants are preferred.

Pets to be declared prior to viewing.

**SERVICES**

The property benefits from mains water and electric. Drainage is to a private system and the heating is oil-fired.

**SEPTIC TANK**

A £20.00pcm contribution towards the bio-disc septic tank is required in addition to the monthly rent.

**LOCAL AUTHORITY**

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

**COUNCIL TAX**

The property is shown as being within band a on the Local Authority register.

**VIEWINGS**

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

