

**TO LET****£850 Per Calendar Month**

Forge Cottage, 7 Upper Church Street, Oswestry, SY11 2AA

A neatly presented mature semi detached cottage with parking within walking distance of Oswestry town centre. Available to let, unfurnished on a Assured Shorthold Tenancy. NO PETS



- Neatly Presented
- Character Features
- Off Road Parking
- Town Centre Location
- No Pets Permitted
- EPC Rating D



0 Reception
Room/s



2 Bedroom/s



1 Bath/ shower
room/s

DIRECTIONS

From Oswestry Town Centre proceed on Church Street, past the Church to the right hand side, at the traffic lights proceed straight over into upper Church Street, the property will be found on the left hand side.

SITUATION

Oswestry is a thriving market town, providing a good range of shopping and leisure facilities, schools, both state and private. Oswestry also gives easy access to the A5 trunk road, with links to Shrewsbury and Telford to the south and Chester and the Wirral to the north.

DESCRIPTION

Forge Cottage is a well presented mature cottage with character. The ground floor provides, living room and kitchen diner. To the first floor there are two bedrooms and shower room. Outside, there is an extensive driveway parking area to the rear.

ACCOMMODATION

REAR ENTRANCE

KITCHEN/ DINER

LIVING ROOM

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

SHOWER ROOM

OUTSIDE

The property is approached off street and benefits from having off street parking for 1 car.

GENERAL REMARKS

SERVICES

Mains water, electricity and drainage. Gas Fired heating system.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0844 448 1644 . The property is currently registered under Council Tax Band 'C

TERMS OF LEASE

Available on an assured shorthold tenancy - minimum of 12 months. A security deposit of £980.00 (5 weeks) will be required to be held by the DPS.

VIEWINGS

Through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@halls.gb.com

Property to Let? We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

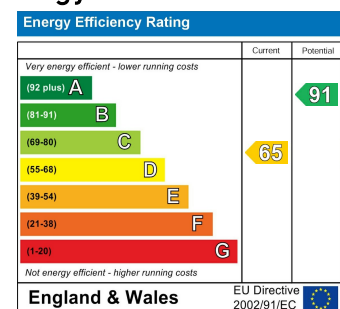
Looking to invest? We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.



01743 236 444

2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
Email: shrewsbury@halls.gb.com

Energy Performance Ratings



IMPORTANT NOTICE: Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.