

TO LET

Toddley Granary Rednal, West Felton, Oswestry, Shropshire, SY11 4HX

Halls 1845

TO LET

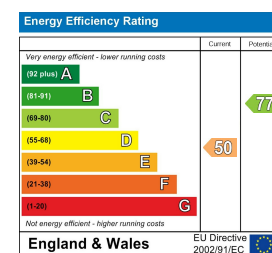
£1,000 Per Calendar Month

Toddley Granary Rednal, West Felton, Oswestry,
Shropshire, SY11 4HX

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.

Energy Performance Rating



01691 670 320

Oswestry Lettings
20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry.lettings@hallsgb.com



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2 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



- Barn Conversion
- Semi Rural Location
- Available Now
- Solar Panels
- Must See To Appreciate
- 3 Double Bedrooms

LOCATION

Toddley Granary is situated in the delightful Hamlet of Rednal which offers the peace and quiet of a rural area but also has the benefit of the A5 nearby and is close to the village of West Felton. West Felton is a popular residential village situated some 4 miles from the market town of Oswestry. The village enjoys shop, post office, primary school, public house, church and village hall all which go to serve the villages day to day needs. The A5 trunk road is less than ¼ mile away and gives easy access to The Midlands and the centres of employment such as Shrewsbury and Telford and to the North West Wrexham and Chester. Oswestry enjoys a good range of shopping and leisure facilities and includes a good number of additional school both private and state run.

DIRECTIONS

Proceed out of Oswestry on the A5 towards Shrewsbury. Take the first turning left signed West Felton and Queenshead. Turn left sign posted Rednal and proceed until reaching the bridge. Turn right just before the bridge and the barn will be viewed on right hand side next to Station Farm.

AGENTS NOTE

Please be advised that the photographs shown were taken prior to the current tenancy.

DINING ROOM

Spacious dining room with tiled floor and patio doors to the side elevation.

LOUNGE

With multi fuel stove, doors leading out to the side elevation.

KITCHEN

With a comprehensive range of fitted wall and base units, integrated oven and hob, space and plumbing for dishwasher and fridge and space for dining table and chairs, double glazed window.

CLOAKROOM

Comprising of a two piece suite.

UTILITY ROOM

Providing utility and laundry area.

BEDROOM ONE

With double glazed window and door leading to Ensuite:-

ENSUITE

Providing a three piece site in white comprising WC, wash hand basin and shower enclosure, light point.

BEDROOM TWO

With double glazed window overlooking garden.

BEDROOM THREE

With double glazed window.

BATHROOM

Providing a three piece suite in white comprising WC, wash hand basin, bath with shower over and heated towel rail, light point.

GARDEN

Laid with Astroturf.

DRIVEWAY AND PARKING

Providing ample parking.

VIEWING

By appointment through the Letting agents. Halls, Oswestry Office, TEL (01691) 670320.

HOLDING DEPOSIT

A holding deposit equal to one weeks rent will be required upon application of the property and initial acceptance from the Landlord.

Please note: This is non refundable if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). All applications are sent to the landlord for their approval before deposits are taken.

DEPOSIT

£1,153 To be held in the Deposit Protection Service.

TERM

Long term tenants preferred.

LOCAL COUNCIL

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND
Council Tax Band: D