



TO LET

£875 Per Calendar Month

School House Loppington, Shrewsbury, SY4 5NG

****ALL VIEWING SLOTS TAKEN**** A delightful period property situated in the heart of the village of Loppington. The accommodation comprises:- Entrance Hall, living room, dining room, kitchen, downstairs cloakroom. On the first floor there are two double bedrooms, single bedroom/study and a family bathroom. Externally there is a court yard garden to the front, rear yard, large separate garden and allocated parking.



- Three Bedroom Period Cottage
- Two Reception Rooms
- Located in a Rural Village
- Large Separate Garden
- Allocated Parking



2 Reception Room/s



3 Bedroom/s



1 Bath/ shower room/s

Location

The property occupies a delightful position within the sought after village of Loppington, which offers a pub, church and village hall. More comprehensive amenities can be found in Wem, including a range of shops with supermarket, leisure, social facilities, rail service and a good selection of schools. Loppington is well placed for access to a number of towns including Oswestry, Shrewsbury and Telford.

Accommodation Comprises:-

Entrance Hall, Living room, dining room, kitchen, downstairs cloakroom. On the first floor there are two double bedrooms, single bedroom/study and a family bathroom. Externally there is a court yard garden to the front, rear yard, large separate garden and allocated parking.

Entrance Hall

With staircase off, radiator and meter cupboard.

Living Room 12' x 12' (3.66m x 3.66m)

Having a brick feature fireplace with log burner, window to front elevation and radiator.

Downstairs Cloakroom

Window to side elevation, low level WC, pedestal wash hand basin, extractor fan, radiator, plumbing for washing machine and vinyl flooring.

Dining Room 12' x 10' (3.66m x 3.05m)

Having a brick feature fireplace with log burner, window to front elevation and radiator.

Kitchen 10'06" x 6'08" (3.20m x 2.03m)

Fitted kitchen comprising beech effect units with matching eye level cupboards, matching work surface with tiled splash back, down lighting, stainless steel sink unit, electric oven and grill, ceramic electric hob, space for dishwasher, space for larder fridge, extractor fan and quarry tiled flooring.

Rear Entrance/Vesibule

Space for fridge freezer, coat hooks and tiled flooring.

Stairs and Landing

With wooden panelling and roof light.

Bedroom One 11'11" x 10'01" (3.63m x 3.07m)

Having feature cast iron fireplace (non operational), window to front elevation and radiator.

Bedroom Two 12' x 9' (3.66m x 2.74m)

Having feature cast iron fireplace (non operational), window to front elevation and radiator.

Bedroom Three/Study 8'09" max x 8'11" max (2.67m max x 2.72m max)

Window to front elevation, feature cast iron fireplace (non operational), radiator and access to loft.

Bathroom 13'09" x 6'04" (4.19m x 1.93m)

Comprising a corner shower cubicle with mains shower, free standing claw feet bath, low level WC with vanity unit, sink with vanity unit, extractor fan, window to rear aspect and vinyl flooring. Door into:- Airing cupboard with shelving.

Externally

The property has a pretty front court yard with flower borders. To the rear of the property is a court yard with log store and oil boiler and tank, and allocated parking for two cars. A large separate garden is situated off the village hall car park, this is laid to lawn with mature trees and shrubs. There is also a brick built store shed.

Services

Mains water, electricity and drainage are available to the property. The heating is via an oil fired boiler to radiators.

Tenancy Conditions

Rent £875 pcm

Deposit equivalent to 5 weeks rent

First months rent and deposit payable in advance

The property is to be let on an unfurnished basis.

Sorry no smokers or pets permitted.

Council Tax

The current Council Tax Band is 'B'. For clarification of these figures please contact Shropshire Council on 0345 6789002.

Directions

From Wem head out on the Ellesmere Road B5063. Travel for about 2 miles, immediately after the left hand turning for Loppington the property will be located on the right hand side to the side of the village hall.

Viewings

Strictly through the Agents: Halls, 8 Watgate Street, Whitchurch, SY13 1DW. Telephone 01948 663230.

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.

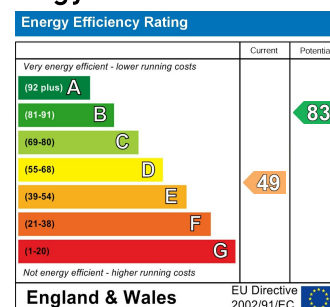
Looking to invest? We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.



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Energy Performance Ratings



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