

# 14 Mews Cottage High Fawr Avenue Oswestry SY11 1TG



2 Bedroom House - Mews  
£675 Per Month

## The features

- TWO BEDROOM MEWS COTTAGE
- SPACIOUS DUAL ASPECT LOUNGE
- TWO BEDROOMS AND BATHROOM
- ENCLOSED REAR GARDEN
- SOUGHT AFTER LOCATION
- KITCHEN WITH SPACE FOR APPLIANCES
- OFF ROAD PARKING FOR ONE VEHICLE
- ENERGY PERFORMANCE RATING 'E'



**\*\*\* TWO BEDROOM MEWS COTTAGE \*\*\***

**An opportunity to rent this two bedroom mew cottage, available for rent from the end of July.**

**Occupying an enviable location just a pleasant stroll, or short drive from the Market Town Centre, and having ease of access to the A5/ M54 motorway network.**

**Briefly comprising of Entrance Hall, Dual Aspect Lounge, Kitchen, Two Bedrooms and Bathroom.**

**Having the benefit of double glazing, off road parking for one vehicle and enclosed rear garden.**

**Early interest advised.**

## **Property details**

### **LOCATION**

The property occupies a truly enviable position in a much sought after location on the edge of the popular market town of Oswestry. A pleasant stroll or short drive from all of the amenities of the Town Centre with its lively café culture. , There is a range of public and state schools, supermarkets and independent stores, restaurants and public houses, doctors surgeries, churches and recreational facilities. There is a weekly market held on a Wednesday and Saturday in the Town Centre. The property is ideally situated for commuters with ease of access to the A5/ M54 motorway network to both Chester and the county town of Shrewsbury. The nearby village of Gobowen provides direct railway links to North Wales and Chester to the North and West Midlands and London to the South.

### **ENTRANCE HALLWAY**

uPVC door leading into the Entrance Hallway with staircase leading to the First Floor Landing. Radiator and doors leading off,

### **LOUNGE**

A dual aspect room with window to the front and French doors leading out to the Rear Garden. Radiator, TV and media point.

### **KITCHEN**

Fitted with a range of base level units comprising of cupboards and drawers with work surface over. Stainless steel drainer sink, space below worksurface for freestanding cooker and further space for freestanding appliances. Window to the rear aspect, partially tiled walls and tiled flooring.

### **FIRST FLOOR LANDING**

Stairs lead from the Entrance Hallway to the First Floor Landing, with window to the rear aspect. Doors leading off,

### **BEDROOM 1**

With window to the front aspect. Radiator

### **BEDROOM 2**

With window to the rear aspect. Radiator.

### **BATHROOM**

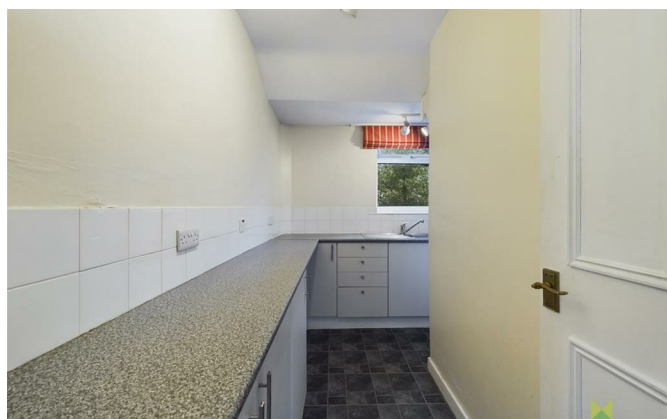
With suite comprising of panelled bath with shower head over. WC and wash hand basin. Partially tiled walls, window to the front aspect. Radiator.

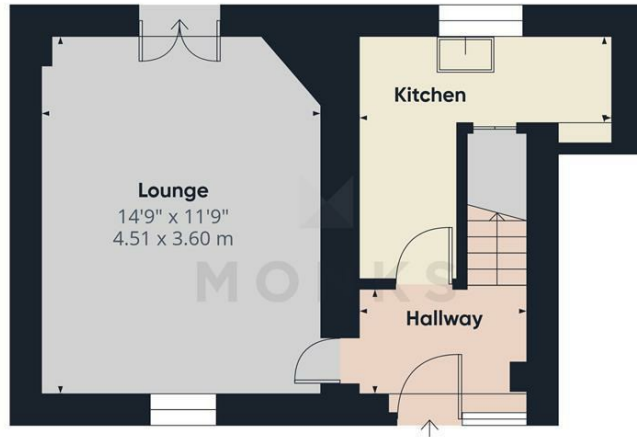
### **OUTSIDE**

To the front of the property there is off road parking for one vehicle. To the rear of the property there is an area laid with lawn, paved pathway and pedestrian access

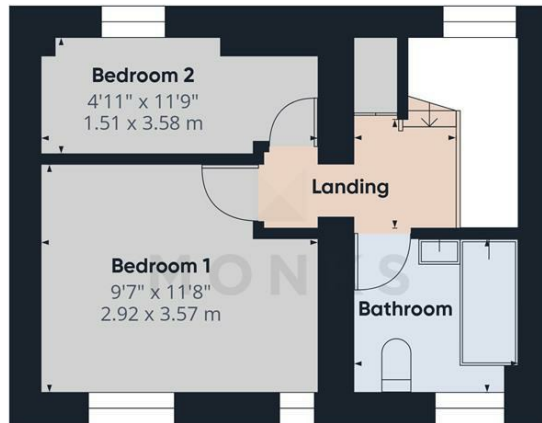
## 14 Mews Cottage High Fawr Avenue, Oswestry, SY11 1TG.

2 Bedroom House - Mews  
£675 Per Month





Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
535 ft<sup>2</sup>  
49.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Judy Bourne

**Director at Monks**

judy@monks.co.uk

## Get in touch

**Call.** 01743 361422

**Email.** info@monks.co.uk

**Click.** www.monks.co.uk

## Shrewsbury office

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electricians and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.