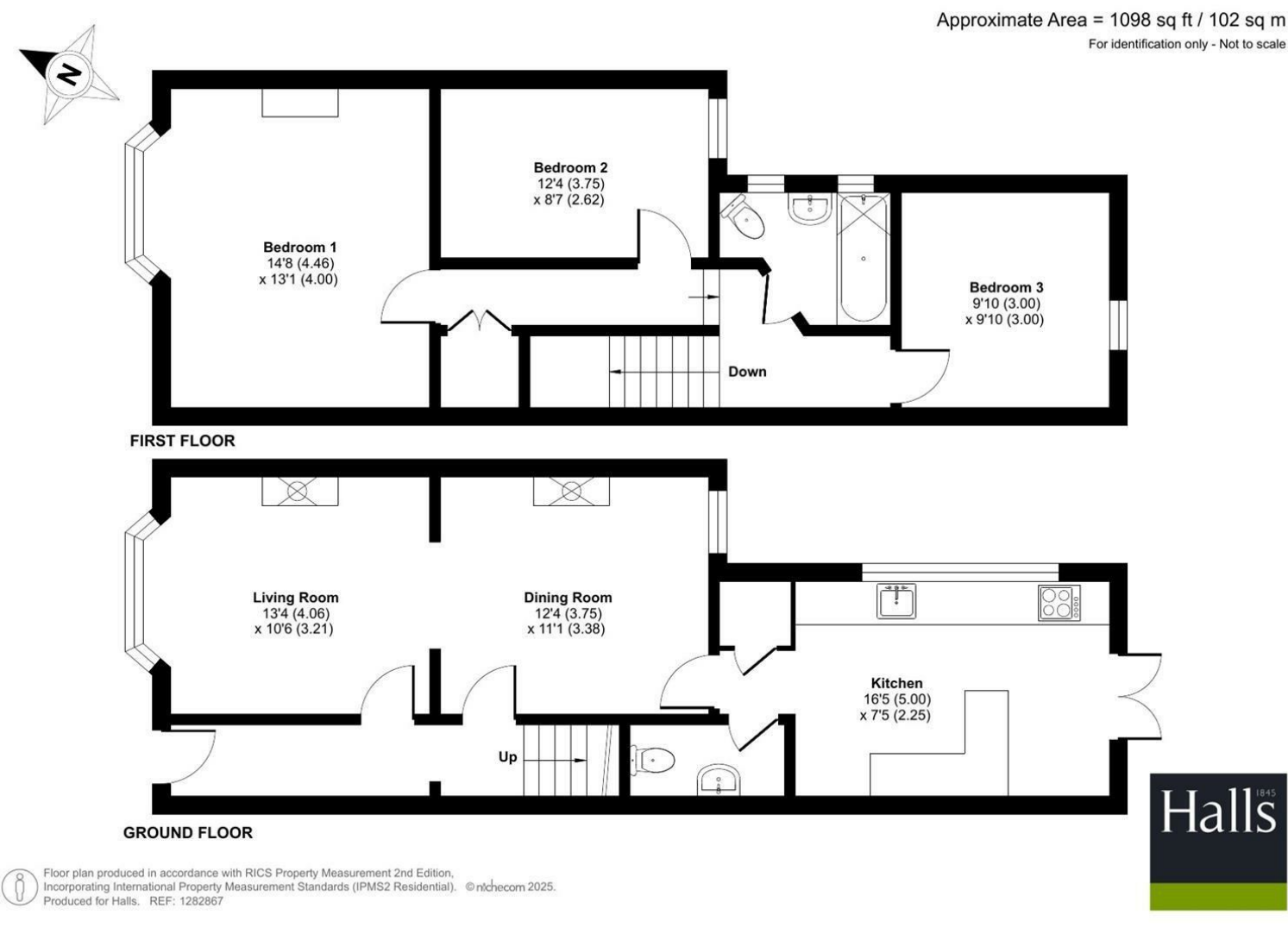
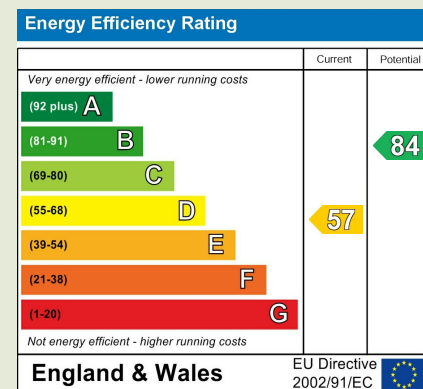




13 EDWARD STREET
OSWESTRY | SHROPSHIRE | SY11 2BL



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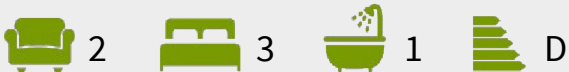


An attractively presented and characterful three-bedroom semi-detached period home, offering spacious accommodation with two reception rooms, a well-appointed kitchen and a generous established rear garden with nature pond, conveniently situated within easy reach of Oswestry town centre.

£1,200 Per Calendar Month

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- **Characterful 1906 semi-detached home**
- **Retains original features with modern updates**
- **Bay-fronted lounge with stone fireplace**
- **Dining room with log burner and garden views**
- **Spacious rear garden with patio and pond**
- **Prime Oswestry location**
- **Full double glazing throughout**

DESCRIPTION

An attractive and characterful semi-detached period home offering well-presented accommodation combining appealing original features with modern comforts.

The accommodation comprises a spacious open-plan reception room, a well-appointed kitchen with insulated walls and flooring, a useful ground-floor cloakroom, three bedrooms and a family bathroom.

The property retains a wealth of character, including a bay-fronted living room with stone fireplace and a separate dining room featuring an inglenook fireplace with log burner.

Outside, the property benefits from a generous established rear garden with lawn, planted borders, patio seating areas and a nature pond, providing an attractive outdoor space whilst remaining conveniently positioned for the amenities of Oswestry town centre.

LOCATION

Oswestry is a popular market town enjoying shopping facilities which serve the day to day needs of the area. Shrewsbury and Chester are both some half an hour drive. There is also a main line railway station at Gobowen, about 3 miles distance.



DIRECTION

The postcode for the property is: SY11 2BL

The What3Words reference is: ///redefined.leaves.sandals

FRONT GARDEN

A courtyard style paved area to the front with lavender bed and other flowers.

LIVING ROOM

Featuring bay windows looking out to the front of the property, the room is illuminated by wall lights and boasts a sealed stone fireplace with a marble-effect hearth. Fitted with a high-quality wool carpet and heat-loss reducing blinds over double-glazed insulated original wood sash windows.

DINING ROOM

Fitted with a heat-loss reducing blind. The room features an inglenook fireplace with a brick hearth and mantle, complete with a log burner inset. It also includes feature lighting, a built-in storage cupboard, and laminate wooden flooring, window overlooking the rear garden.

KITCHEN

Fitted with a range of grey base and wall units with worktops over, part glazed door to the rear, electric oven with gas hob and extractor hood, one and a half bowl stainless steel sink and drainer with mixer tap over. Double doors lead out to the rear garden. Full stainless-steel fridge-freezer and an extra under the counter freezer. Efficient gas boiler in cupboard with storage room and removable shelves on the door and wall above an energy-efficient washing machine.

DOWNSTAIRS WC

With W/C, wash hand basin, wall mounted mirror, shelving and a tiled floor.



REAR GARDEN

The property benefits from a generous and established enclosed rear garden, comprising a patio area, lawn and well-stocked borders with a variety of mature shrubs and planting. A further patio seating area and nature pond provide an attractive sun feature towards the rear of the garden, together with a useful garden shed and wood store. Pedestrian access to the rear garden is available via a side alleyway. Please note: The established garden and nature pond will require ongoing care and maintenance throughout the tenancy.

BEDROOM ONE

A bay window and a further window to the front, fitted wool carpet, stone fireplace with tiled hearth and surround, TV point, telephone point and two radiators

BEDROOM TWO

With a window to the rear, a radiator and stripped painted floorboards. Heat-loss reducing blackout blind on double-glazed insulated window. Picture rails.

BEDROOM THREE

With double-glazed window overlooking the rear garden, radiator, heat-loss reducing blind and extensive built-in shelving.

BATHROOM

Fitted with a panelled bath with a mains shower over and a glass shower screen, W/C, wash hand basin, wall mounted mirror with shaver point, shelves attached to back of door, heated towel rail, part tiled walls and a tiled floor.

LOFT

The loft is excluded from the tenancy and is not available for tenant use.



COUNCIL TAX

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire. The property is in band 'B' on the Shropshire Council Register.

DEPOSIT

A security deposit equal to five weeks' rent will be due and held by the DPS. Amount payable £1,384.

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.

VIEWINGS

With letting agent. Oswestry Lettings 01691 670 320 or email oswestrylettings@hallsgb.com