



Monthly Rental Of £593

4 Foxes Court, 34 Green End, Whitchurch, SY13 1FB

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 2 Bedrooms

 1 Bathroom

# 4 Foxes Court, 34 Green End, Whitchurch, SY13 1FB



## General Remarks

**\*AFFORDABLE HOUSING 80% OF OPEN RENTAL MARKET\***

Prospective Tenants must be registered with Shropshire Home Points

Two-bedroom terrace house within walking distance of town centre & amenities

One allocated parking space, enclosed courtyard, gas central heating and double glazing

EPC Rating 79|C Council Tax Band 'A'

Holding Deposit £136.00 Deposit £684.00



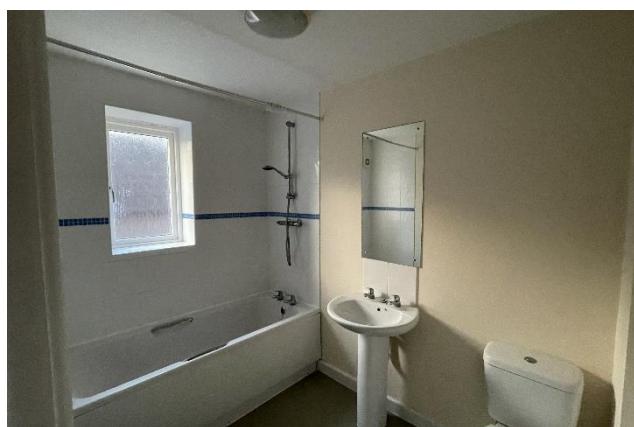
## Accommodation

**Location:** The property enjoys a convenient location in the North Shropshire market town of Whitchurch, within walking distance of an excellent range of local retail shops and amenities as well as larger supermarket stores. Whitchurch is ideally situated for access to the larger towns of Wrexham, Shrewsbury, Telford as well as the City of Chester. The nearby A49 gives access links to the motorway network beyond, and the railway station has direct links to Crewe, Chester, Manchester Piccadilly, and Birmingham New Street.

**Affordable Housing:** The property is offered for rent under the affordable housing scheme. For further details and information please contact the agent's Ellesmere Office on (01691) 622534.

**Entrance Door into Living Area:** Wood effect laminate flooring, matching wall and base units with timber effect work top surface and tile surround, integrated single oven with four-ring gas hob and stainless-steel extractor hood above, stainless-steel sink and drainer with mixer tap, space and plumbing for washing machine, two radiators. Stairs leading to first floor landing.

**Cloakroom:** Vinyl flooring, low level w.c., pedestal wash hand basin with tile splash back.



**AGENTS NOTE:** Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

**Bedroom 1:** Carpet floor covering, radiator.

**Bedroom 2:** Carpeted floor covering, radiator.

**Bathroom:** Vinyl flooring, low level w.c., pedestal wash hand basin with tiled splash back, panel bath with bar shower mixer above, extractor fan.

**Outside:** To the front of the property is an enclosed courtyard with allocated parking for one vehicle beyond.

**Tenure:** We are informed that the property is freehold.

**EPC Rating 79|C Council Tax Band 'A'**

**Holding Deposit £136.00 Deposit £684.00**

**Directions:** Proceed along London Road (B5395), continue into the town to the traffic lights, take the first turning right into Green End after a short distance Foxes Court can be found on the left-hand side.

**Viewing Information:** For further information or to arrange a viewing please contact the sole letting agents Ellesmere office on (01691) 622534.

**Further Information:** Bowen is a member of and covered by the RICS Client Money Protection and all deposits are protected by TDS (The dispute Service Limited). Bowen is also a member of PRS (Property Redress Scheme) and licensed with Rent Smart Wales.

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## Securing your tenancy

Throughout your rental property journey, we will forge a clear communication channel between you and the landlord.

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