

**TO LET****£750 Per Calendar Month**

109 Heritage Way, Shropshire, SY22 6LN

A modern mid-terrace 3 bedroom property benefitting from LPG gas central heating, double glazing throughout, off road parking and enclosed private rear garden. The accommodation briefly comprises; Entrance Hall, Downstairs WC, Lounge with understairs cupboard, French doors leading into the Dining Area and a well fitted contemporary style Kitchen, with patio door leading out onto patioed area and further garden. Staircase from Entrance Hall leading to First Floor Landing, main Bedroom with En-Suite Shower Room, 2 Further Bedrooms, and Bathroom. Off road parking for two cars. Enclosed and private rear garden.



- Popular Village location
- Enclosed and private rear garden
- Off road parking for two cars
- Downstairs WC
- Available Now



2 Reception Room/s



3 Bedroom/s



2 Bath/ shower room/s



Accommodation

A modern mid-terrace 3 bedroom property benefitting from LPG gas central heating, double glazing throughout, off road parking and enclosed private rear garden. The accommodation briefly comprises; Entrance Hall, Downstairs WC, Lounge with understairs cupboard, french doors leading into the Dining Area and a well fitted contemporary style Kitchen, with patio door leading out onto patioed area and further garden. Staircase from Entrance Hall leading to First Floor Landing, main Bedroom with En-Suite Shower Room, 2 Further Bedrooms, and Bathroom. Off road parking for two cars. Enclosed and private rear garden.

Rental Terms

Rent: £750per calendar month.
Deposit: £865
Minimum 6 month tenancy.
First month's rent and deposit payable in advance.

Rental Viewings

Strictly by appointment only with the letting agents Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.
Tel No: 01938 555552
Email: welshpool@hallsgb.com

Local Authority/Tax Band

Shropshire County Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND Tel: 0345 678 9000
The property is in band 'B'

Directions

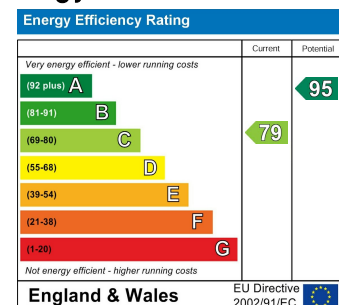
Postcode for the property is SY22 6LN

What3Words Reference is palaces.arrival.districts

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.

Energy Performance Ratings



01938 555552

14 Broad Street, Welshpool, Powys, SY21 7SD
Email: welshpoollettings@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.