



14 SUMMERFIELD CLOSE

OSWESTRY ||| SY11 2YA



A well-presented semi-detached two-bedroom property set in a pleasant cul de sac conveniently located for Oswestry centre. The property offers Entrance Hall, Lounge, Kitchen Diner, Two Bedrooms, Bathroom, Front and Rear Gardens, Off Road Parking.

£795 Per Calendar Month



- Two Bedrooms
- Quiet Cul De Sac Location
- Well Presented
- Large Enclosed Rear Garden
- Off Road Parking
- Available Now

DESCRIPTION

A well-presented semi-detached two-bedroom property set in a pleasant cul de sac conveniently located for Oswestry centre. The property offers Entrance Hall, Lounge, Kitchen Diner, Two Bedrooms, Bathroom, Front and Rear Gardens, Off Road Parking.

LOCATION

The property is situated in a pleasant residential cul de sac on the outskirts of the town of Oswestry. Oswestry is a thriving market town, providing a good range of shopping and leisure facilities, and affording easy access to the A5 trunk road, which gives easy daily travelling to Shrewsbury and Telford to the south, Wrexham, Chester and the Wirral to the Northwest.



DIRECTIONS

From Halls Oswestry office turn left at the cross roads into Salop road then continue over the two mini roundabout and take the next turning left into Middleton Road. Proceed over the mini roundabouts until it becomes Cabin Lane, take the right turn into Aston Way then immediately right into Summerfield Close where the property will be viewed to the hand side and marked by our board.

THE ACCOMMODATION COMPRISES:

- Ground Floor -

Entrance Hall:

Kitchen/Dining Room: 4.09m x 2.49m

Living Room: 4.28m x 3.12m

- First Floor -

Bedroom One: 3.70m x 3.11m

Bedroom Two: 3.32m x 2.19m

Family Bathroom: 1.81m x 1.60m

OUTSIDE

To the front of the property is a lawned garden bordered by a mature hedge to one side, together with a hardstanding driveway providing ample off-road parking and leading to a privacy fence and the enclosed rear garden.

The rear garden has been thoughtfully arranged to provide a decked seating area and a raised gravelled section. Steps lead up to a further lawned garden, attractively bordered by mature shrubs and trees, creating a pleasant and private outdoor space.



TERMS

The property will be offered on an APT, with longer term tenants preferred.

Pets to be declared prior to viewing.

LOCAL AUTHORITY

Shropshire Council.

COUNCIL TAX

The property is shown as being within council tax band A on the local authority register.

SERVICES

The property is understood to benefit from mains water, gas, electric, and drainage.

HOLDING DEPOSIT

A holding deposit equal to one week's rent will be due upon application.

SECURITY DEPOSIT

A deposit equal to five weeks' rent will be due to be held by the DPS.

A deposit free option via Reposit is available.

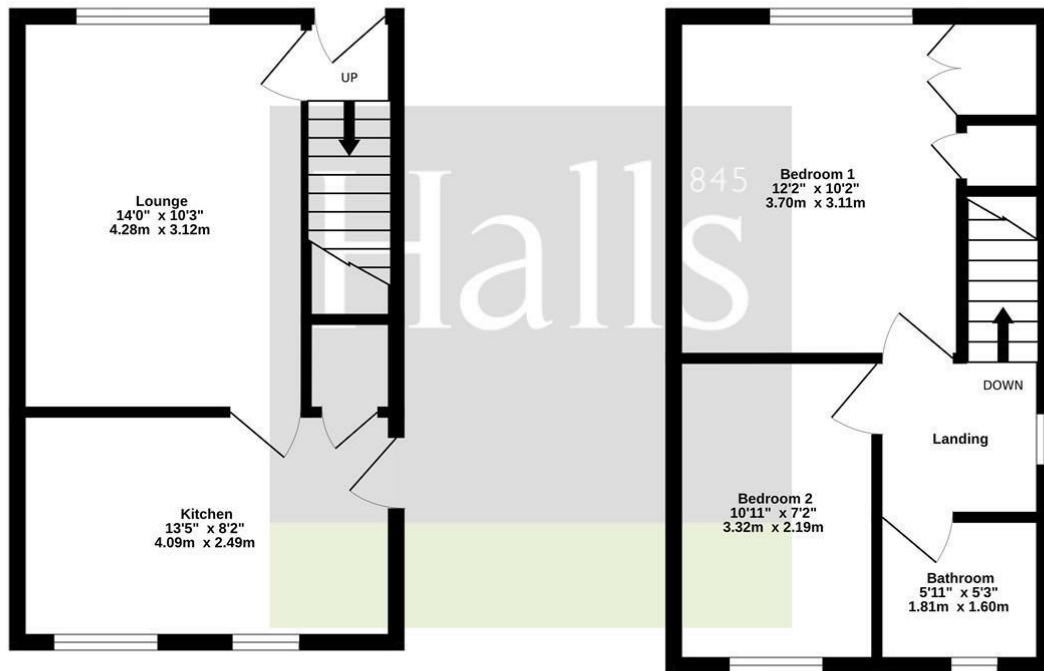
VIEWINGS

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.



Ground Floor
298 sq.ft. (27.7 sq.m.) approx.

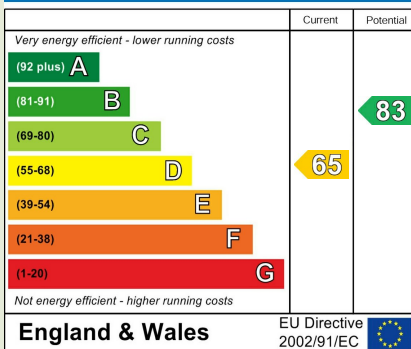
1st Floor
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 600 sq.ft. (55.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating



Property to let? We would be delighted to provide you with a free, no-obligation rental valuation. Please contact your local Halls office to make an appointment.

Do you require lettings or property management advice?

We can guide you through the process, inc. tenant find, rent collection, let-only and fully managed services. Details can be provided upon request.

Do you require compliance advice? We can recommend independent, accredited professionals to assist with EPCs, gas safety, electrical safety, and other statutory requirements. Details can be provided upon request.



OSWESTRY LETTINGS

20 Church Street | Oswestry | Shropshire | SY11 2SP

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oswestry.lettings@hallsgb.com

www.hallsgb.com



1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

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