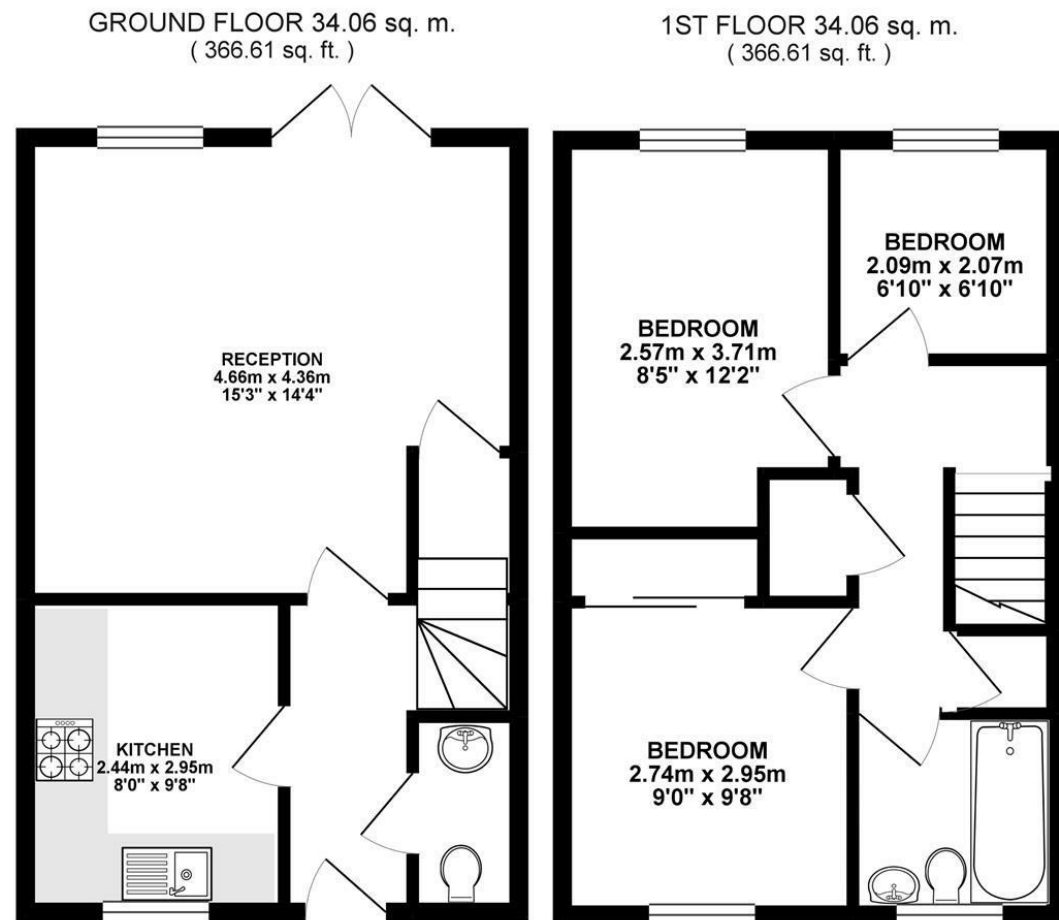


TO LET

10 Buttercup Place, Oswestry, SY11 4QS



TOTAL FLOOR AREA : 68.12 sq. m. ( 733.22 sq. ft. ) 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. Made with Metropix ©2020



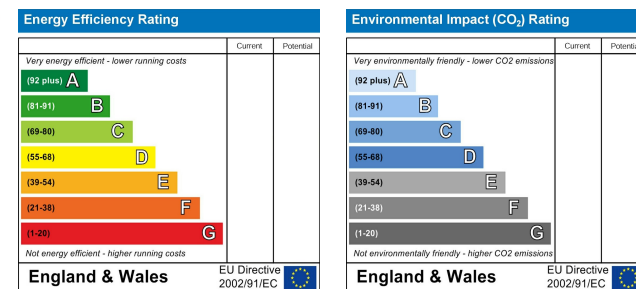
TO LET

£995 Per Calendar Month

10 Buttercup Place, Oswestry, SY11 4QS

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



A brand new three-bedroom mid-terrace home boasting impeccably presented and stylishly appointed living accommodation, attractive rear gardens, and driveway parking; enviably situated within a modern development on the perimeter of Oswestry.



01691 622602

Ellesmere Lettings  
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW  
E: ellesmerelettings@hallsgb.com



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Gobowen (3 miles), Wrexham (14 miles) Shrewsbury (17 miles), Chester (26 miles)

All distances approximate.

- **Newly Constructed**
- **Impeccably Presented**
- **Three Bedrooms**
- **Driveway Parking**
- **Attractive Gardens**
- **Modern Development**

**DESCRIPTION**

Buttercup Place forms part of a brand new development of homes conveniently situated on the perimeter of the thriving market town of Oswestry, which boasts a range of day-to-day amenities, including Schools, Supermarkets, Public Houses, Restaurants, Medical Facilities, and an array of independent Shops. The nearby county centres of Wrexham and Shrewsbury lie to the north and south respectively and offer a more comprehensive offering of amenities of all kinds, including cultural and artistic attractions.

Road links to the wider area are provided by the nearby A5, with the village of Gobowen offering rail connections.

10 Buttercup Place is newly constructed and finished to an impressive standard, with around 750 sq ft of well proportioned and thoughtfully arranged living accommodation comprising, on the ground floor, an Entrance Hall, Kitchen, and Living/Dining Room, together with three first floor Bedrooms and a family Bathroom.

Externally, the property is complemented to the fore by driveway parking for two cars. To the rear are predominately lawned gardens featuring an area of paving which joins a path extending to a rear gate.

**THE ACCOMMODATION COMPRISES**

- First Floor -
- Entrance Hall:
- Cloakroom:
- Kitchen: 2.44m x 2.95m
- Living/Dining Room: 4.66m x 4.36,

- First Floor -
- Bedroom One: 2.74m x 2.95m
- Bedroom Two: 2.57m x 3.71m
- Bedroom Three: 2.09,m x 2.07m
- Family Bathroom:

**HOLDING DEPOSIT**

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

**SECURITY DEPOSIT**

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

**SERVICES**

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

**TERMS**

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

Pets to be declared prior to viewing.

**COUNCIL TAX**

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

**LOCAL AUTHORITY**

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

**W3W**

///baking.roofs.immune

**VIEWINGS**

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

