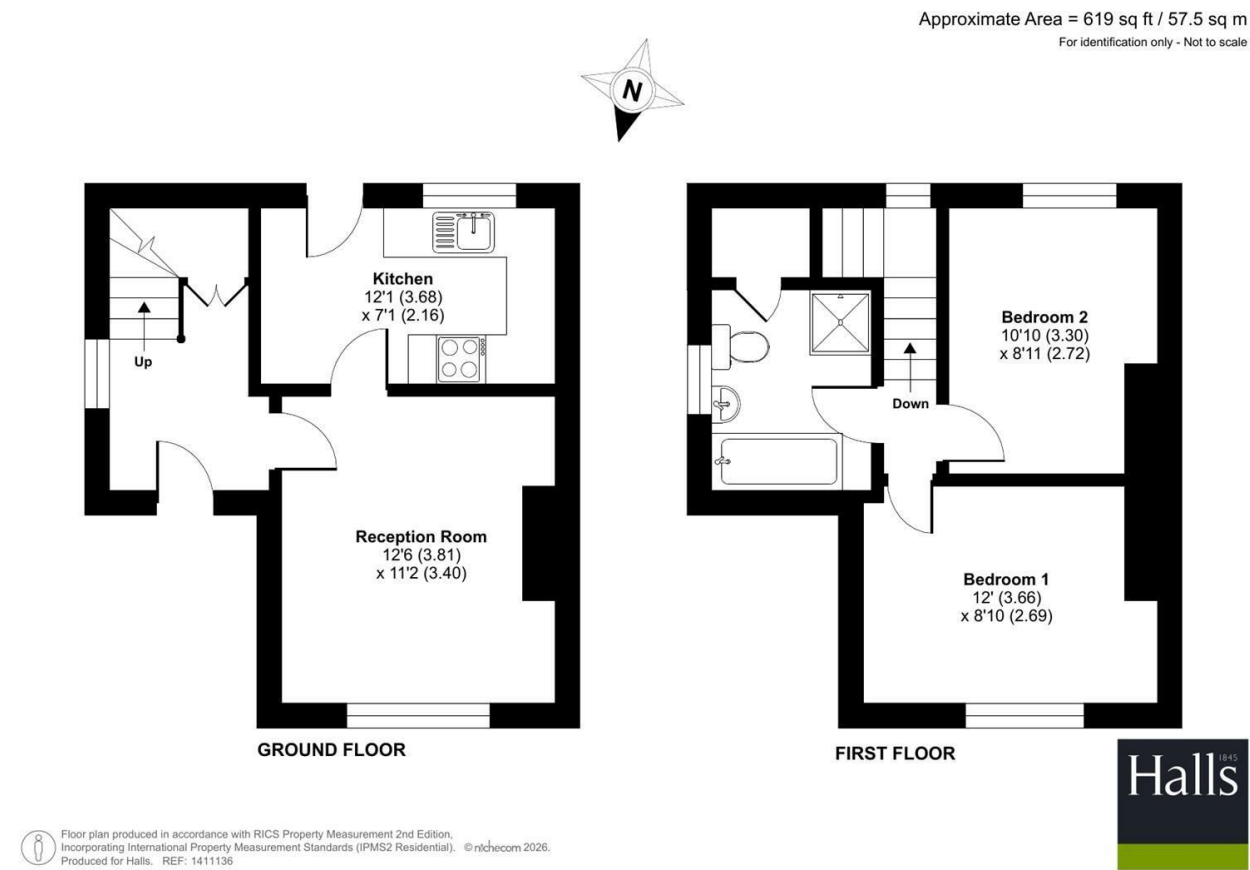


TO LET

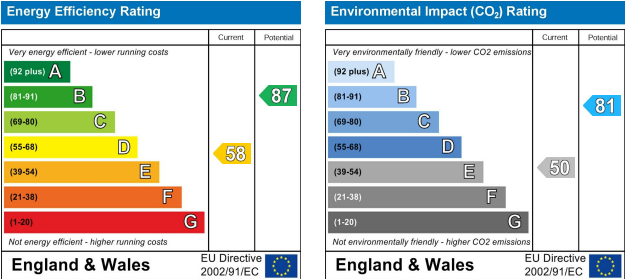
6 Holyhead Road, Nesscliffe, Shrewsbury, SY4 1DB



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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.



A greatly improved and immaculately presented mature semi detached cottage with character set with parking and gardens in this most desirable rural village.



01743 236444

Shrewsbury Lettings
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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MILEAGES: Shrewsbury 9.2 miles, Oswestry 9.4 miles. All mileages are approximate.



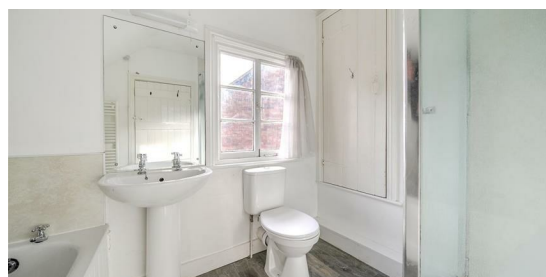
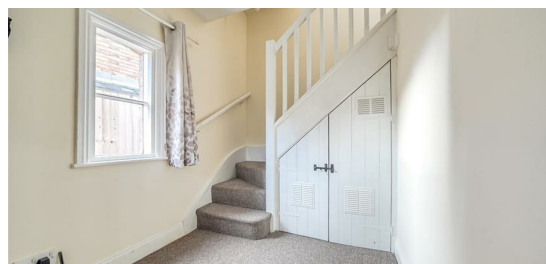
1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Desirable rural village
- Immaculately presented
- Character features
- Parking
- Attractive gardens
- Available November 2026

DIRECTIONS

From Shrewsbury proceed north along the A5 and at the main roundabout onto the Nesscliffe bypass take the third exit heading up to the village. Proceed past the petrol station on the left hand side and the property will be identified a little further along on the left by a Halls To Let board.

SITUATION

The property is pleasantly positioned on the edge of the village where a number of amenities are available including a primary school, pub/restaurant, service station and village hall. The surrounding countryside in the area is noted for its walks and beautiful scenery, notably Nesscliffe Hill Country Park, which provides footpath walks. There are a selection of state and private schools in the area and commuters will find that there is easy access via the A5 through to Shrewsbury and Telford to the south or Oswestry to the north.

DESCRIPTION

6 Holyhead Road is an immaculately presented and recently improved mature cottage with character. The ground floor provides a spacious reception hall, living room and kitchen diner which has recently been refitted to provide a delightful range of units. To the first floor there are two bedrooms and a bathroom which has a separate shower. Outside there is an extensive driveway parking area to the rear and the gardens are laid for ease of maintenance comprising an area laid to lawn with extensive flagged sun terrace and easy to keep gravelled area.

ACCOMMODATION

STORM PORCH

With panelled part glazed entrance door leading into:

ENTRANCE HALL

With staircase to first floor, understair storage cupboard housing a new Worcester oil fired central heating boiler and door to:

LIVING ROOM

12'4" x 11'1" (3.78m x 3.40m)
With attractive period range with slate hearth, eye and base level original storage cupboards.

KITCHEN DINER

11'8" x 7'6" (3.58m x 2.29m)
Recently refitted and providing a modern range of eye and base level storage cupboards and drawers with work surface over and incorporating a stainless steel sink unit and drainer with mixer tap over, space and plumbing for washing machine, space and connection for electric cooker. Space for fridge freezer and panelled rear entrance door.

FIRST FLOOR LANDING

With doors off and to:

BEDROOM 1

12'2" x 8'7" (3.71m x 2.64m)

BEDROOM 2

10'9" x 8'7" (3.28m x 2.64m)

With delightful views over fields with hills in the distance.

BATHROOM

With a modern white suite comprising low level WC, pedestal wash hand basin and panelled bath, shower cubicle with mains fed shower and mermaid boarding and splash screen. Built in storage cupboard. Wall mounted heated towel rail.

OUTSIDE

The property offers an extensive driveway parking area which leads to twin timber gates.

THE GARDENS

To the front the gardens comprise a small area laid to lawn with established hedgerow offering screening. Flagged patio area and pathway leading to the rear. The rear gardens are of a generous size and have been laid for ease of maintenance comprising a large flagged sun terrace and further spacious gravelled area. The rear garden has an outlook over fields to the rear. Brick and tile garden store with two rooms and covered area. External cold water tap.

GENERAL REMARKS

SERVICES

Mains water, electricity and drainage are understood to be connected. Oil fired central heating. None of these services have been tested.

COUNCIL TAX

The property is in Council Tax band 'C' on the Shropshire Council Register.

TERMS OF LEASE

Available on an assured periodic tenancy. A security deposit of 5 weeks will be required to be held by the DPS. A holding deposit of 1 weeks rent is required to enable us to carry out our referencing.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.