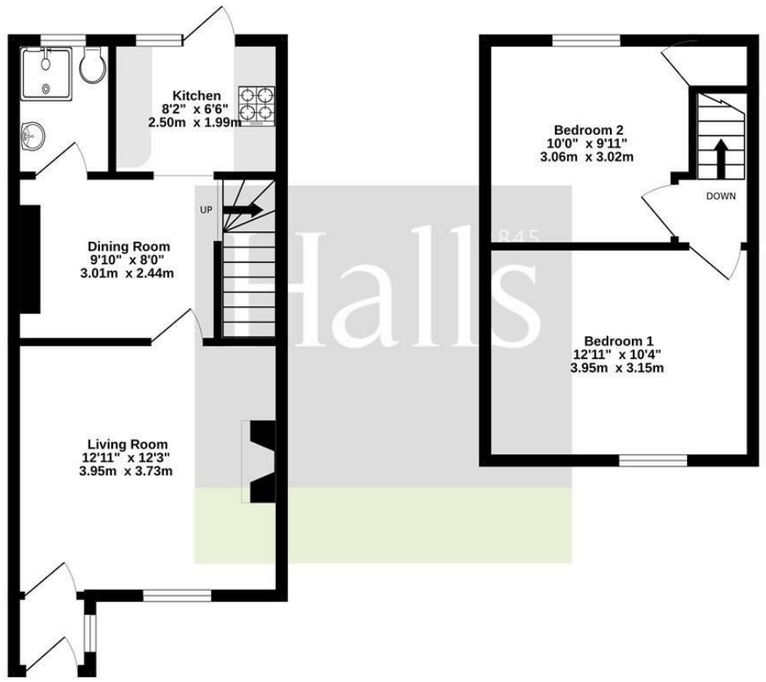
TO LET

3 Church View, Church Street, Whittington, Oswestry, SY11 4DU

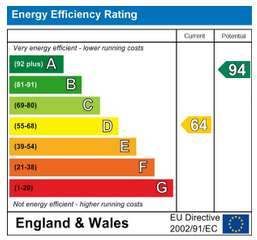
Ground Floor
348 sq.ft. (32.4 sq.m.) approx.

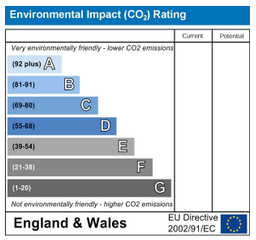
1st Floor
262 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA : 611 sq.ft. (56.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

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.





Halls 1845

01691 622602

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

RICS Regulated by RICS
The Property Ombudsman
OnTheMarket.com
APPROVED CODE TRADINGSTANDARDS.UK

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.

TO LET

£850 Per Calendar Month

3 Church View, Church Street, Whittington, Oswestry, SY11 4DU

A traditional and particularly characterful two bedroom semi-detached property benefitting from driveway parking to the front, very generous rear gardens, and well presented internal accomodation, enviably situated within the heart of the north Shropshire village of Whittington.

TO LET

- Characterful Property
- Separate Dining Room
- Generous Rear Garden
- Driveway Parking
- Village Location
- Available Long Term

DESCRIPTION
The property occupies a convenient position within the heart of the charming, north Shropshire village of Whittington, which boasts a range of amenities, including School, Village Shop, and Public House, as well as the locally renowned Whittington Castle. Whittington is also well situated for access to the wider area and, in particular, the larger centres of Oswestry and Shrewsbury, both of which offer a wider range of amenities of all kinds.

3 Church View is a traditional and characterful semi-detached property, comprising an Entrance Porch, Living Room, Dining Room, Shower Room and Kitchen on the ground floor, with two Bedrooms to the first floor.

Externally, the property is complimented by excellent gardens to the rear which are far larger than one might expect for a property of this nature, these predominately laid to lawn but also accompanied by a row of useful outbuildings. The front of the property offers driveway parking.

THE PROPERTY COMPRISES
Ground Floor:
Living Room - 3.95m x 3.73m
Dining Room - 3.01m x 2.44m
Kitchen - 2.50m x 1.99m
Shower Room -

First Floor
Bedroom One - 3.95m x 3.15m
Bedroom Two - 3.06m x 3.02m

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.

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

Pets to be declared prior to viewing.

SERVICES
We are advised that the property benefits from mains water, drainage, gas, and electric.

COUNCIL TAX
The property is shown as being within band A on the local authority register.

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

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