

BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £825

87 Applewood Heights, West Felton, Oswestry,
Shropshire, SY11 4RA

3 Bedrooms

1 Bathroom

87 Applewood Heights, West Felton, Oswestry, SY11 4RA



General Remarks

Three bedroom end of terrace property
Within the popular village of West Felton
Enclosed garden uPVC double glazing and
allocated parking
Council Tax Band 'A' EPC Rating 46|E
Holding Deposit £190.00
Deposit £951.00

Accommodation

Location: The property is situated within the popular village of West Felton. The village has an excellent range of amenities including village shop, post office, public house and a renowned primary school. Easy access onto the A5/A483 provides direct routes to the larger towns of Oswestry (4 miles), Shrewsbury, Wrexham and the City of Chester. The train station at Gobowen offers direct links to Birmingham and Manchester.

Entrance Hallway: Built-in storage cupboard and cloaks cupboard.

Kitchen: 9' 0" x 7' 7" (2.74m x 2.3m) Range of fitted base units and drawers with work surface over, integrated oven and hob, plumbing and space for washing machine, sink and drainer.

Living/Dining Room: 14' 5" x 13' 6" (4.40m x 4.12m) Wood effect flooring, electric storage heater, uPVC double glazed door to rear garden.

Stairs from Entrance Hall to First Floor Landing Area: Airing cupboard with shelf.

Bedroom 1: 10' 0" x 9' 9" (3.05m x 2.97m) Wall mounted electric heater.

Why let with us?

Dedicated to protecting you and your property, our letting team will make sure you stay compliant while finding you an ideal tenant. We have both fully managed and let only packages that give you the freedom to choose how hands-on you want to be, both of which include managing your tenant selection process and all the required paperwork.

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Bedroom 2: Wall mounted electric heater.

Bedroom 3: 9' 0" x 6' 0" (2.74m x 1.83m) Wall mounted electric heater.

Bathroom: Matching suite comprising panel bath with electric shower over, low level WC and pedestal wash hand basin.

Outside: The front of the property is laid to lawn and has parking for two vehicles. Side path leading to rear enclosed garden which is mainly laid to lawn.

Directions: From Oswestry town centre head to 'Mile End' roundabout and take the 2nd exit signposted Shrewsbury (A5). Follow for 1.5 miles and take a left signposted for West Felton. Follow this road into the village, over the mini roundabout and continue, turning right onto Fox Lane. Follow the road around to the left and the property can be found on the left hand side identified by the agent's 'To Let' board.

Council Tax Band 'A' EPC Rating 46|E:

Holding Deposit £190.00:

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Viewing Information: For further information or to arrange a viewing please contact the sole agent's Ellesmere office.

Further Information: Bowen is a member of and covered by the RICS Client Money Protection and all deposits are protected by TDS (The dispute Service Limited). Bowen is also a member of PRS (Property Redress Scheme) and licensed with Rent Smart Wales.

Tenure: We are informed that the property is freehold.





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steeped in heritage
with a forward
thinking outlook.

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