



27 BLACKMORE GROVE

WHITCHURCH | SY13 1RR



A modern two bedroom mid terrace house situated in a popular residential development close to Whitchurch town centre with the benefit of additional allocated parking to the rear of the property and enclosed rear garden. The accommodation comprises:- Entrance hall, newly fitted kitchen, living room and garden room. On the first floor there are two bedrooms with built in wardrobes and a newly fitted bathroom.

£825 Per Calendar Month



- Modern Two Bedroom Mid Terrace Property
- Two Reception Rooms
- Newly Installed Kitchen
- Newly Installed Bathroom

- Decorated throughout
- Within Walking Distance Of The Town Centre
- Ample Parking & Enclosed Rear Garden
- EPC rating D

LOCATION

The property is located on a quiet development within easy walking distance of the town centre. Whitchurch benefits from supermarkets, schools and all local amenities and is easily commutable to the larger towns of Chester and Shrewsbury.

ENTRANCE HALL

With radiator, wood effect laminated flooring and door into airing cupboard housing immersion heater.

KITCHEN

7'07" x 7'07" (2.31m x 2.31m)

Newly fitted kitchen comprising of base units and matching eye level cupboards, inset stainless steel unit with swan neck tap, 4 ringed gas hob with extractor fan above, stainless steel splash back, electric oven and grill, space for washing machine, window to front, wall mounted gas boiler, radiator and wood effect laminate flooring.

LIVING ROOM

14'10" x 13'08" (4.52m x 4.17m)

Having staircase off, coved ceiling, radiator, wood effect laminate flooring and glazed doors into Garden Room.

GARDEN ROOM

12'01" x 8'11" (3.68m x 2.72m)

Having French doors into the rear garden, tongue and groove wall panelling, wall lights and wood effect laminate flooring.

STAIRS AND LANDING

Newly fitted carpets and access to loft space.

BEDROOM ONE

11'01" x 10'03" (3.38m x 3.12m)

Window to rear, 2 built in wardrobes and radiator.

BEDROOM TWO

9'01" x 7'02" (2.77m x 2.18m)

Window to front, built in wardrobe and radiator.

BATHROOM

Refitted bathroom suit comprising corner shower cubicle, low level WC, wash hand basin, window to front, extractor fan, mirrored wall mounted cabinet, shaver socket, radiator and vinyl flooring.

EXTERIOR

To the front of the property there is a block paved driveway, there is an additional allocated parking space to the rear of the property. The rear garden is well maintained having a newly laid patio area with storage shed and a lawned area enclosed by wooden fence panels.

SERVICES

The property has mains gas, electricity and water.

TERMS

The property will be offered on an Assured Periodic Tenancy Contract, however, longer term occupants are preferred.

Rent £825 pcm

Deposit equivalent to 5 weeks rent - £951

First months rent and deposit payable in advance.

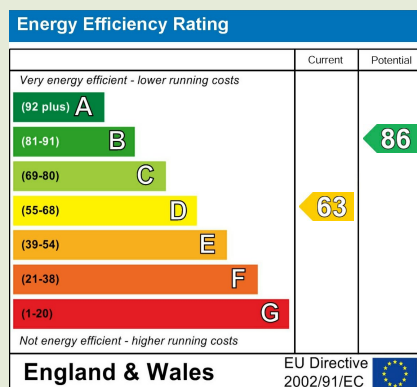
The property is to be let on an unfurnished basis and pets are to be declared before viewing.

COUNCIL TAX

The property is in Band B on the Shropshire Council Register.

VIEWINGS

Strictly through the Agents: Halls, St Marys Arcade, 13-17 High Street, Whitchurch, Shropshire.



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.



WHITCHURCH LETTINGS

St Marys Arcade 13 - 17 High Street | Whitchurch | Shropshire | SY13 1AX

☎ 01948 663230

✉ whitchurchlettings@halls.gb.com

➡ www.halls.gb.com



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