

TO LET

4 Orchard Cottages Station Road, Whittington, Oswestry, SY11 4BU



TO LET £825 Per Calendar Month

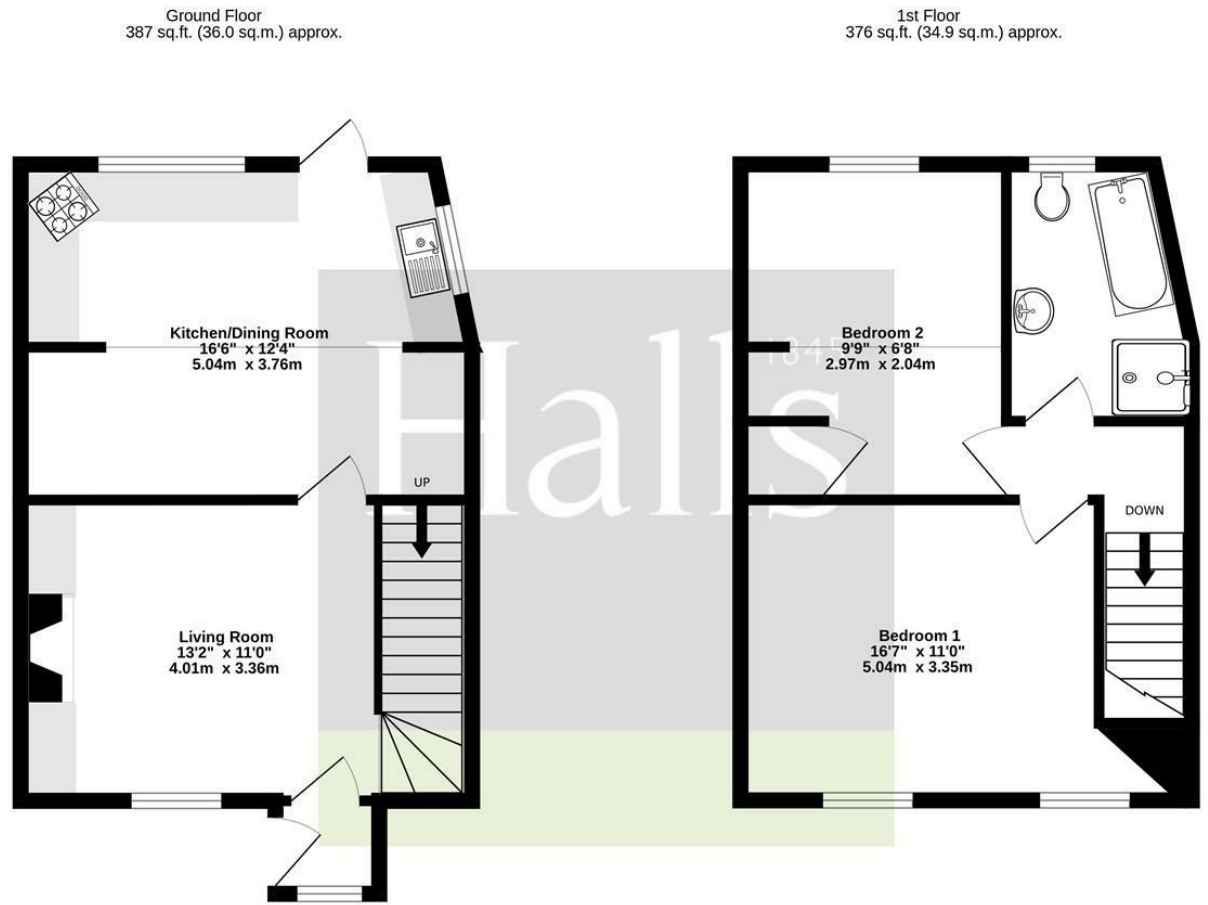
4 Orchard Cottages Station Road, Whittington, Oswestry, SY11 4BU

A deceptively spacious two-bedroom end of terrace period property boasting rear courtyard and further private garden, conveniently situated close to all amenities within the heart of the popular village of Whittington.

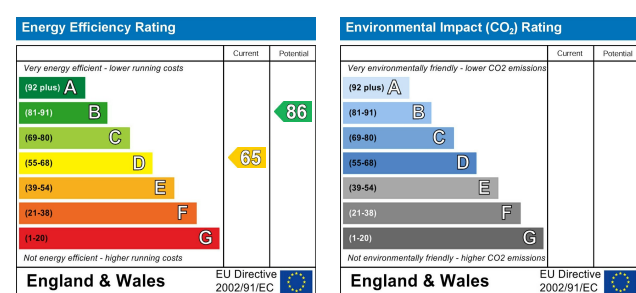


hallsgb.com 01691 622602

hallsgb.com Residential / Fine Art / Rural Professional / Auctions / Commercial 01691 622602



**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



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.

- Period Property
- Two Double Bedrooms
- Deceptively Spacious
- Courtyard & Private Garden
- Available Long Term
- Village Centre Location

#### DESCRIPTION

Positioned at the end of a row of characterful period properties, 4 Orchard Cottages is conveniently situated within the heart of the popular north Shropshire village of Whittington, which boasts a range of amenities, including Schools, Shops, and Public Houses, as well as the locally renowned Whittington Castle, whilst also being well placed for access to the larger centres of Oswestry, Ellesmere, and Shrewsbury, all of which offer a more comprehensive array of facilities.

Internally, the property offers a deceptive amount of living accommodation situated over two floors which, at present, comprise, on the ground floor, an Entrance Porch, Living Room, and Kitchen/Dining Room, together with, to the first floor, two double Bedrooms, and a family Bathroom.

Externally, the property is complimented by a courtyard situated immediately to the rear which contains a particularly useful brick-built storage shed (with power and light). Unusually, for a property of this style, there is also further area of garden located beyond the courtyard which provides a pleasant and private area for sitting out.

#### THE ACCOMMODATION COMPRISES

Ground Floor:

Entrance Porch - 1.06m x 1.14m  
Living Room - 5.04m x 3.36m  
Kitchen/Dining Room - 5.04m x 3.76m

First Floor:

Bedroom One - 5.04m x 3.05m  
Bedroom Two - 2.97m x 2.04m  
Family Bathroom - 2.07 x 2.87

#### 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 initial 12 month Assured Shorthold Tenancy, however, longer term tenants are preferred.

Pets to be declared prior to viewing.

#### SERVICES

We understand that the property benefits from mains gas, water, electrics, and drainage.

#### COUNCIL TAX

The property is shown as being within band B 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.

