

# Town & Country

Estate & Letting Agents



**6 Ash Road, Oswestry, SY11 1NB**

**£725 Per Month**

Nestled on the charming Ash Road in Oswestry, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a cosy home in a friendly neighbourhood.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is designed to maximise space and light, creating a pleasant environment throughout the home.

The property features a functional bathroom, ensuring all your daily needs are met with ease. The kitchen, while not specified, typically offers ample space for culinary pursuits, making it a great spot for preparing meals and enjoying family time.

Located in Oswestry, residents will benefit from a variety of local amenities, including shops, schools, and parks, all within easy reach. The area is known for its community spirit and picturesque surroundings, making it a wonderful place to call home.

### Directions

From our office on Willow Street turn right onto Castle Street. Take the third turning on the left onto Prince Street, then turning right onto Lorne Street and then left onto Ash Road where the property will be found on the right-hand side and identified by our for-sale board.

### Accommodation comprises

#### Lounge 10'9" x 10'7" (3.29m x 3.23m)



With a uPVC window and door to the front, this well-appointed room has a decorative fireplace with a cast iron inset, wood flooring and a archway leading through to the dining room.

#### Additional photo



#### Dining room 10'8" x 10'10" (3.26m x 3.32m)



Having a uPVC window to the rear, a fireplace with quarry tiled hearth and inset, wood flooring, under stairs cupboard offering good storage and stairs leading off to the first floor.

#### Kitchen 9'1" x 6'0" (2.79m x 1.85m)



Having a range of base and wall units with solid block worktops over, double Belfast sink with a mixer tap over, quarry tiled flooring, space for a cooker and fridge, part tiled walls and a window and door to the side leading to the courtyard.

#### Landing

The stairs and landing area has of an attractive metal and wood banister with doors leading to the bedrooms and bathroom and there is also a store cupboard.

### **Bedroom one 10'9" x 10'6" (3.30m x 3.21m )**



This good sized bedroom has a window to the front, a cast iron fireplace and a radiator.

### **Bedroom two 5'4" x 10'8" (1.64m x 3.26m )**



With a window to the rear, a cast iron fireplace and a radiator.

### **Bathroom 8'2" x 6'0" (2.50m x 1.84m)**



The spacious bathroom has fully tiled walls, fitted free-standing bath which has a central mixer tap over and a shower head, W/C, wash hand basin with a mixer tap over, a school style radiator and towel rail, wood flooring, loft hatch access, window to the side and an airing cupboard off with a Worcester gas fired boiler.

### **Rear garden**

To the rear of the property there is a courtyard with gated rear access.

### **Additional Information**

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### **Hours Of Business**

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 4.00pm

### **Money Laundering Regulations**

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

### **Tenure/Council Tax**

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band A

### **To Book a Viewing**

To register any interest to view please complete on line enquiry form though Rightmove or email [lettings@townandcountryoswestry.com](mailto:lettings@townandcountryoswestry.com) to request an interest to view form.

### **Town and Country Services**

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards -

Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla.com), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

### **Tenant Information**

Information for tenants:

Rent: £725.00 per calendar month

Deposit: £725.00 Equivalent to 1 Months Rent

Council Tax Band: A (Shropshire Council)

Term: Assured Periodic Tenancies

Measurements: All measurements are approximate

Services: We are advised that mains water, gas and electric are available

Variation of Contract (Tenant's Request): £50 (+ VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents

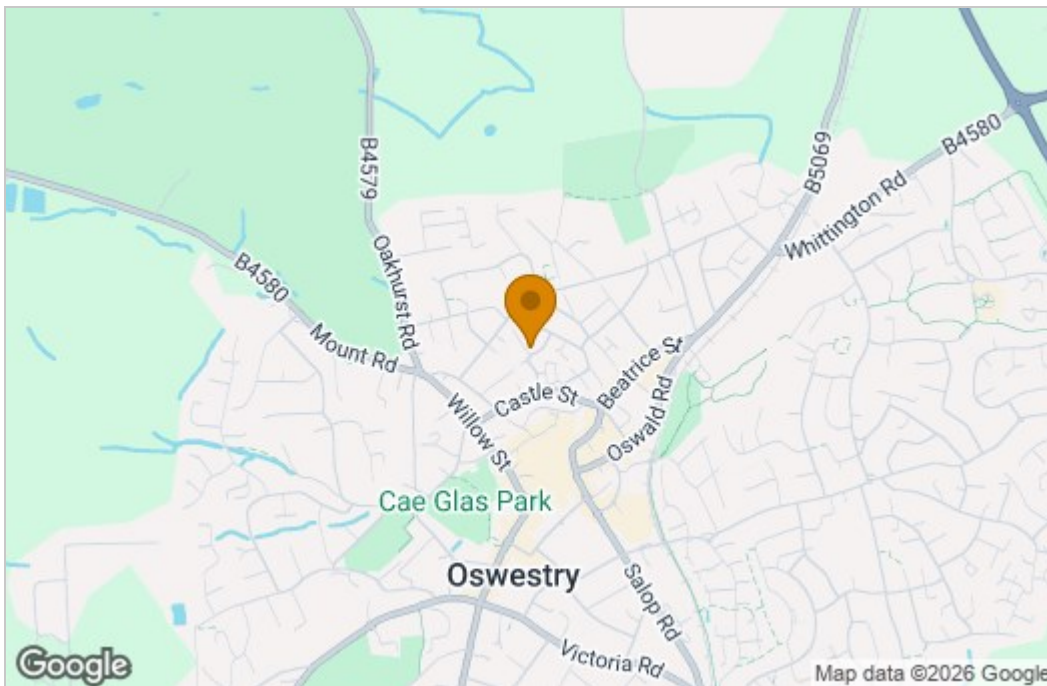
Change of Sharer (Tenant's Request): £50 (+ VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Keys: Lost Key(s) or other Security Device(s): Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £18 per hour (+ VAT) for the time taken replacing lost key(s) or other security device(s).

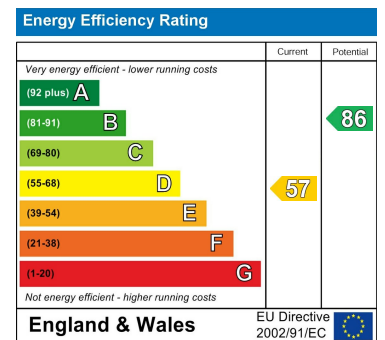
Early Termination (Tenant's Request): Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

## Floor Plan

## Area Map



## Energy Efficiency Graph



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