



**TO LET**

£750 Per calendar month

52 The Carriages, Gobowen Road,  
Oswestry, Shropshire, SY11 1BX

AVAILABLE NOW! A town house of contemporary design offering light and bright accommodation located a short walk from Oswestry Town Centre. Offering fresh and contemporary accommodation. Reception Hall, First Floor Landing, Kitchen open plan with Dining Room and Lounge, Second Floor Landing, Bedroom One with wardrobe, Bathroom, Bedroom Two/Office with wardrobe, Third Floor, Bedroom with wardrobe, Ensuite, Balcony, Parking. Sorry no pets or smokers.



Located a short walk from Oswestry Town Centre  
2 Miles to Gobowen Train Station



- **Townhouse Property**
- **Lovely Fresh Interiors**
- **Car Parking/Bin Store**
- **Balcony With Views**
- **Gas Central Heating**
- **Double Glazing Throughout**

## VIDEO TOUR AVAILABLE

Please watch the video tour prior to viewing to ensure the property and the layout might be suitable for you;

<https://www.youtube.com/watch?v=n6MGmHjCuaQ>

## LOCATION

Oswestry is a popular market town enjoying shopping facilities which serve the day-to-day needs of the area. Oswestry also gives easy access to the A5 trunk road, with links to Shrewsbury and Telford to the south and Chester and the Wirral to the north. There is also a main line railway station at Gobowen, about 3 miles distance.

## DIRECTIONS

From Halls Oswestry office take a right at the cross roads into Leg Street and follow the road round into the one way system passing Morrisons Supermarket to the right. Take the left hand lane and bear left where the road splits into Gobowen Road. The

property will be found to the right hand side.

## RECEPTION HALL

With staircase leading to First Floor Landing, cloaks hanging area.

## FIRST FLOOR LANDING

With staircase leading to the Second Floor Landing, intercom system.

## OPEN PLAN LIVING DINING KITCHEN

13'6" x 33'8" (4.12m x 10.27m)

The measurement includes the landing and staircase area.

## KITCHEN

Offering a comprehensive range of fitted base and wall units providing a good amount of cupboard storage and drawer space with worktops over and matching upstands and tiled splashbacks, stainless steel sink unit with mixer tap over and drainer to side, oven with four ring gas hob over and extractor hood above, integrated, fridge, freezer, dishwasher, washing machine, double glazed window to rear elevation with fitted blinds, opening through to:

## L SHAPED LIVING / DINING ROOM



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



With double glazed window to front elevation elevation with fitted blinds and double glazed window to the side elevation.

### SECOND FLOOR LANDING

With staircase leading to the Third Floor.

### BEDROOM TWO

9'4" x 13'7" (2.85m x 4.14m)

With large floor to ceiling double glazed window to rear elevation with fitted blinds, fitted wardrobe, radiator.

### FAMILY BATHROOM

8'10" x 5'7" (2.70m x 1.71m)

Comprising a three piece suite in white with dual and low flush WC, floating wash hand basin, bath with mixer tap and shower attachment with glazed screen, tiled floor, fully tiled walls, extractor fan, double glazed window to the side elevation, airing cupboard, heated towel rail.

### BEDROOM THREE

13'8" x 11'5" (4.16m x 3.49m)

With double glazed window to front elevation, feature Balcony Area with glazed inserts overlooking the Lounge Area. Recessed wardrobe with shelf and double

glazed window, ideal work station area.

### THIRD FLOOR LANDING

With access through to:

### MAIN BEDROOM SUITE

18'9" x 9'5" (5.72m x 2.87m)

With large floor to ceiling double glazed window to front elevation overlooking Oswestry Town and enjoying views of the Hill Fort with fitted blinds, double glazed patio doors leading out to the Balcony with fitted blinds, fitted wardrobe.

### ENSUITE SHOWER ROOM

6'6" x 8'9" (1.97m x 2.66m)

Comprising a three piece suite in white with dual and low flush WC, wash hand basin, double shower unit housing a mixer shower with glazed screen, heated towel rail, fully tiled walls, tiled floor, double glazed window to the rear elevation

### BALCONY

8'11" x 6'0" (2.71m x 1.84m)

With light point and views over the former Railway.

### PARKING



Is located beneath the property.

### **BOILER CUPBOARD**

Housing the boiler and howater tank, providing additional storage. Ideal for bike storage, bikes not to be stored in the Reception Hall.

### **LOCAL COUNCIL**

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

### **VIEWING**

By appointment through the agents. Halls, Oswestry Office, TEL (01691) 670320.

You will be asked to complete a pre-application form before viewing the property therefore, please email [hayley@hallsgb.com](mailto:hayley@hallsgb.com) with your full name, email address and phone number and you will then be sent an application form, we will also require the same information for anyone else who will form part of the tenancy. Halls will not

organise a viewing until we receive this. This is to minimise the spread of the virus.

### **HOLDING DEPOSIT**

A holding deposit equal to one weeks rent will be required upon application of the property and initial acceptance from the Landlord.

Please note: This is non refundable if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). All applications are sent to the landlord for their approval before deposits are taken.

### **DEPOSIT**

£865.00 will be held in the DPS.

TO LET

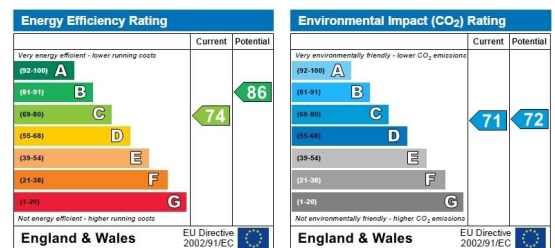
52 The Carriages, Gobowen Road, Oswestry, Shropshire, SY11 1BX



**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.

Energy Performance Ratings



01691 670 320

Oswestry office:  
Queens Courtyard, Oswald Road, Oswestry, SY11 1RB  
E. oswestry@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.