

TO LET

Orchard Cottage, Rednal, West Felton, Oswestry, Shropshire, SY11 4HP



TO LET

£995 PCM

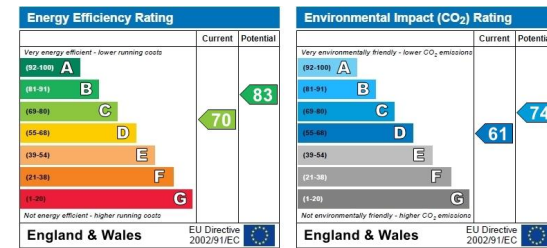
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Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

**Property to let?** We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual

circumstances and requirements. **Looking to invest?** We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.

Energy Performance Ratings



**01691 670 320**  
**Oswestry office:**  
Queens Courtyard, Oswald Road, Oswestry, SY11 1RB  
E. [oswestry@halls.gb.com](mailto:oswestry@halls.gb.com)



This beautiful Barn Conversion is situated in a most pleasant rural location between the towns of Oswestry and Shrewsbury. The detached Barn comprises; Reception Hall, Lounge/Dining Room, Kitchen, Three Bedrooms (two with En-Suite), Bathroom, Gardens to the front and rear, orchard, Ample off road parking, Oil fired central heating, double glazing.



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1 Reception Room/s



3 Bedroom/s



3 Bath/Shower Room/s



- **Barn Conversion**
- **Detached**
- **Oil Central Heating**
- **Double Glazing**
- **Pets Considered. No Smokers**
- **Quiet Hamlet Location**

**LOCATION**

Rednal is a picturesque hamlet of properties situated on the outskirts West Felton, which enjoys superb road access to the A5 trunk road and centres of employment such as Shrewsbury and Telford to the south and Oswestry, Wrexham and Chester. The hamlet offers the peace and quiet of a rural area but also has the benefit of the A5 nearby.

The village of West Felton enjoys shop, post office, primary school, public house, church and village hall all which go to serve the villages day to day needs. Oswestry enjoys a good range of shopping and leisure facilities and includes a good number of additional school both private and state run.

**DIRECTIONS**

Take the A5 towards Shrewsbury from Oswestry, turn left at Queens Head, opposite Oswestry Golf Club. Continue along this road and turn left at the Queens Head Public House, Follow this road for about one and a half miles until you come to a fork in the road and then

turn right. Proceed for 1/2 of a mile and at the bend, turn left down a track and the driveway to the property will be after a short distance on the right hand side.

**ACCOMMODATION COMPRISES**

**HALL**

With UPVC double glazed windows to the front elevation, radiator, storage cupboard.

**LOUNGE/ DINING ROOM**

23'4" x 21'0" (7.12m x 6.41m)  
With UPVC double glazed door and windows to the front elevation, radiator, ceiling beam, wood effect laminate flooring, wall lights.

**KITCHEN**

11'11" x 12'0" (3.62m x 3.67m)  
Comprising ample base and wall units, space for cooker and single stainless steel sink drainer unit, door and window to the rear elevation, tiled flooring, breakfast bar, ceiling beam.

**MASTER BEDROOM**

20'9" x 19'11" (6.32m x 6.06m)  
With UPVC double glazed window to the front and rear elevation, wood effect laminate flooring, radiator, ceiling beam.

**EN SUITE**

Comprising three piece suite in white providing low flush WC, wash hand basin, shower over bath and glass shower screen, ceiling beam.

**BEDROOM TWO**

16'10" max x 15'10" (5.12m max x 4.82m)  
With UPVC double glazed window to the front elevation, wood effect laminate flooring, radiator, recessed wardrobe, ceiling beam.

**EN SUITE**

Comprising three piece suite in white providing low flush WC, wash hand basin, shower over bath.

**BEDROOM THREE**

11'11" x 12'1" (3.62m x 3.68m)  
With UPVC double glazed window to the rear, radiator, recessed wardrobe.

**BATHROOM**

Comprising three piece suite in white providing low flush WC, wash hand basin, shower over bath.

**GARDENS AND GROUNDS**

The property is accessed through a courtyard and offers ample parking, there is a good sized orchard to the side of the property and there are separate front and rear gardens. To the side of the front garden there is a storage shed.

**SERVICE CHARGE**

The tenant will pay in addition to their rent £20.00 per calendar month for twice annual septic tank emptying.

**TERM**

This property is available on an Assured Shorthold Tenancy Agreement for 12 months.

**DEPOSIT**

£1250.00 To be held in a government protected deposit scheme.

**VIEWING**

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

**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).