



WOODHEAD
OSWESTRY SALES & LETTINGS



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	89
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	76	77
	EU Directive 2002/91/EC	

24 Churchfields, St. Martins, Oswestry, SY11 3HZ

£650 Per calendar month

AVAILABLE LATE DECEMBER 2020 - WOODHEADS are delighted to present this modern three bedroom semi detached house to the rental market. Located in the popular village of St Martins, this property boasts open plan living/dining area, downstairs cloakroom, en suite to bedroom one, gas central heating, UPVC double glazing and gardens to front and rear with garage and parking. Viewing is highly recommended to appreciate this property's quiet cul- de- sac location.

We sell houses, We win awards, because We care

12 Leg Street, Oswestry, Shropshire SY11 2NL **T:** 01691 680044 **F:** 01691 662999
E: sales@woodheadsalesandlettings.com **www.woodheadsalesandlettings.com**

Woodhead Oswestry Sales and Lettings Ltd. Registered in England and Wales Company No. 7261707 VAT Reg. No. 101 222787



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DIRECTIONS

From our office in Leg Street continue to the roundabout take second exit B5069 towards Gobowen. Continue through the village of Gobowen to roundabout take third exit signed St Martins B5069, follow road for about 2 miles, at the next roundabout turn right, just after the Texaco garage turn right into Church Lane. Take the second right into Churchfields. At the top of the rise the road turns a sharp right, after two houses on the right turn right down the driveway next to the double garage. The house is the last house on the left.

LOCATION

St Martins is a popular village with good local amenities and the historic market towns of Ellesmere and Oswestry are some 6 and 5 miles distant. Further afield, Wrexham is around 11 miles away and Chester and Shrewsbury are approximately 23 miles away. The A5 is 2 miles away providing easy commuting to Shrewsbury, Telford and to the south, the Midlands and to the North Chester, Liverpool and Manchester. Oswestry, which is a popular market town on the Welsh border with a lively café culture and an interesting mix of both independent and traditional shops and supermarkets and a regular weekly market. The train station at nearby Gobowen provides regular rail services to Chester, Liverpool, Birmingham and London. The area is renowned for its excellent state and private schools including Oswestry School, Moreton Hall Girls School, Adcote School for Girls, Ellesmere College and Packwood Haugh.

ENTRANCE

A stepped paved pathway leads to the frosted glazed UPVC front door with outside security lighting.

ENTRANCE HALL

With wood effect flooring and a dog leg staircase leading to first floor accommodation. Opening to living room and doors to cloakroom and kitchen.

LIVING ROOM/DINING ROOM

4.06m(max) 3.43m(min) x 4.47m(max) 1.93m(min) (13'04(max) 11'03(min) x 14'08(max) 6'04(min))

The 'L' shaped open plan living room/dining room UPVC sliding patio doors to garden, wood effect flooring, two panelled radiators, television point, telephone point and UPVC double glazed window to rear aspect. Door to under stairs storage.



KITCHEN

3.10m x 2.49m (10'02 x 8'02)

The kitchen is fitted with a range of base and eye level units, corner display unit and contrasting work surfaces, one and a half bowl stainless steel sink and drainer with mixer tap over, in built electric oven, gas hob with extractor hood over, space and plumbing for washing machine, space for fridge, part tiled walls, paneled radiator and a UPVC double glazed window to front aspect.



CLOAKROOM

With white suite comprising: pedestal wash hand basin with tiled splash back, low level WC, extractor fan and panelled radiator.

FIRST FLOOR LANDING

Having access to loft space and storage cupboard. Doors to bedrooms and bathroom.

BEDROOM ONE

2.82m x 2.57m (9'03 x 8'05)

Benefiting from a built in wardrobe, UPVC double glazed window to front aspect, paneled radiator, television point and telephone point. Door to:



EN SUITE SHOWER ROOM

White three piece suite comprising: power shower unit with mixer shower and tiling to walls, pedestal wash hand basin with tiled splash back, low level WC, tiled floor, panelled radiator, shaver point and extractor fan.

BEDROOM TWO

2.95m x 2.46m (9'08 x 8'01)

With UPVC double glazed window to rear aspect, panelled radiator and television point.



BEDROOM THREE

2.06m x 1.91m (6'09 x 6'03)

With wood effect flooring, UPVC double glazed window to rear aspect, and television point.

FAMILY BATHROOM

Having a white suite comprising; paneled bath with shower attachment and part tiled walls, pedestal wash hand basin with tiled splash back, low level WC, tiled flooring, paneled radiator, shaver point, extractor fan and UPVC frosted double glazed window to front aspect.



OUTSIDE

GARAGE AND DRIVE

Single garage with driveway in front.

FRONT GARDEN

Having flowers and shrubs set to one side of the garden with in a gravel bed. The paved pathway leads to the front door and around to the side of the property to the rear garden. Panelled fencing to boundary.

REAR GARDEN

The rear garden benefits from a decked patio area leading onto a the lawn. A paved pathway leads to the garden shed. Panelled fencing to boundary.



CLAUSES

AGENTS NOTES

The property and tenancy will be managed by the Woodheads Oswestry Sales & Lettings

The property is let unfurnished.

The property will initially be let on a standard six month assured shorthold tenancy.

All rentals properties are No Smoking inside.

The tenants will be responsible for the payment of council tax, water charges and other relevant utility bills - unless otherwise stated.

INITIAL HOLDING DEPOSIT

£149.00 Upon acceptance of your application, you will be asked to sign an initial holding deposit receipt form which clearly sets out the circumstances in which this deposit can or cannot be refunded.

DEPOSIT

£745.00 The deposit will be protected with the government approved scheme My Deposits.

CLIENT MONEY PROTECTION

As a member of The Property Ombudsman, Woodhead Oswestry Sales & Lettings have in place client money protection insurance provided by Client Money Protect.

COVID DECLARATION

At Woodhead Sales and Lettings we are committed to keeping all of our team and our customers 'Covid Secure; We fully support and follow Government guidance and confirm that as a business we have:

- Carried out a full risk assessment and shared that with all of our team
- Will enable our teams to work from home where possible
- Have increased hand washing, cleaning, and hygiene measures in place
- Will ensure 2-metre social distancing measures are implemented where possible
- Will not allow any face to face meeting to take place where any individual, or member of their household, is self-isolating, showing Covid-19 symptoms and will follow Government guidance where they may be shielding a vulnerable person.
- We believe we have done all we can to manage transmission risk but we cannot be held liable for any subsequent Covid health issues arising from any face to face meeting

VIEWINGS

By appointment through the selling agents. Woodhead Oswestry Sales & Lettings Ltd, 12 Leg Street, Oswestry, Shropshire, SY11 2NL. Tel: (01691) 680044. Negotiations: All interested parties are respectfully requested to negotiate directly with the Selling Agents.

HOURS OF BUSINESS

Monday - Friday 9.30am - 5.00pm

Saturday 9.00am - 1.00pm

Sunday Closed.