



TO LET

£600 Per Calendar Month

Laundry Cottage, Stanton Upon Hine Heath, SY4 4LT

A semi-detached cottage situated near Stanton Upon Hine Heath on the Harcourt Estate. AVAILABLE NOW.



- Country Cottage
- Spacious accommodation
- Small garden
- Parking
- Rural location
- EPC - E



2 Reception Room/s



2 Bedroom/s



1 Bath/ shower room/s

DIRECTIONS

From Shrewsbury take the A53 for Market Drayton heading towards the village of Shawbury. On arrival at Shawbury take the left turn at the traffic lights on to the Wem Road, pass the RAF base and take the right turn on to Booley Road, continuing along Booley Road, through Stanton Upon Hine heath, approximately half a mile, take a left turn sign posted Harcourt 'Private Drive' and the property will be found after a short distance on the left hand side.

DESCRIPTION

A semi-detached cottage situated near Stanton Upon Hine Heath on the Harcourt Estate. Briefly comprising an entrance hall, sitting room, kitchen, utility, two good sized bedrooms and a family bathroom. Parking and a small garden. Brick storage outbuilding to the rear garden. Electric storage heating.

ACCOMMODATION

ENTRANCE HALL

RECEPTION ROOM 12'5" x 14'6" (3.78m x 4.42m)

KITCHEN 13'4" x 14'0" (4.06m x 4.27m)

UTILITY ROOM 3'1" x 31'1" (0.94m x 9.47m)

BEDROOM ONE 13'3" x 14'1" (4.05 x 4.30)

BEDROOM TWO 11'5" x 12'4" (3.49 x 3.76)

BATHROOM 6'2" x 9'0" (1.88m x 2.74m)

GENERAL REMARKS

FIXTURES AND FITTINGS

TENURE

Leasehold.

SERVICES

Mains water, electricity and drainage are understood to be connected. Electric heating.

COUNCIL TAX

The property is currently showing as Council Tax Band C. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ.
Tel: 01743 236444. Email: shrewsbury@halls.gb.com

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.

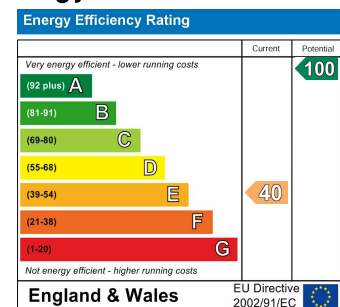
Looking to invest? We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.



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Energy Performance Ratings



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