

TO LET

21 Oxon Hall, Holyhead Road, Shrewsbury, Shropshire, SY3 8BW



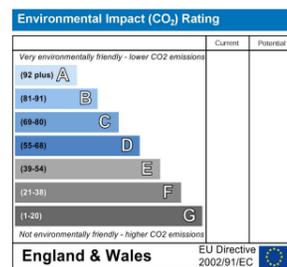
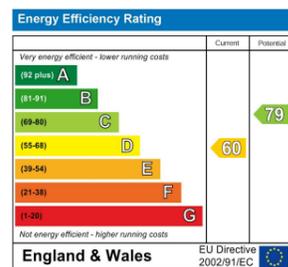
TO LET

£650 Per Calendar Month

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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.



21 Oxon Hall is a highly desirable and attractively presented first floor apartment which is positioned in a modern part of the development.



01743 236444

Shrewsbury Lettings
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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1 Reception Room/s



1 Bedroom/s



1 Bath/Shower Room/s



- Outskirts of the town
- Generous accommodation
- Attractively presented
- Communal gardens
- Designated parking space
- Access to town amenities

DIRECTIONS

From Shrewsbury proceed up the Mount and at the traffic lights bear right onto the Holyhead Road. Continue for a distance and take the left turn into Oxon Hall. Proceed around to the left of the main building and number 21 is approached from the rear. Walk past the water feature and number 21 is positioned in the right hand corner.

SITUATION

Located on the edge of Shrewsbury Oxon Hall offers the benefit of country living whilst being within a close proximity to many facilities that the county town of Shrewsbury has to offer. Local amenities such as a petrol station and public houses can be found at the nearby villages of Bicton and Montford Bridge. Alternatively the county town of Shrewsbury is easily accessed with its comprehensive shopping centre, numerous leisure and social facilities together with a rail service.

ENTRANCE HALL

Doors off and to:

KITCHEN AREA

With tiled floor, range of eye and base level storage cupboards and drawers with work surface over and incorporating a one and a half bowl sink unit and drainer with mixer tap over, integral washer dryer, integral fridge, integral electric oven and grill with 4-ring electric ceramic hob unit over, part tiled walls and tiled splash.

LIVING ROOM / DINER

With sash windows overlooking a beautiful communal garden area.

BEDROOM

With built in double wardrobe with mirror fronted sliding doors.

BATHROOM

Providing a suite comprising low level WC, pedestal wash hand basin and panelled bath with electric shower over. Part tiled walls, built in airing cupboard.

OUTSIDE

The apartment benefits from a designated parking space whilst there are also visitor spaces available.

SERVICES

Mains water, electricity, drainage are understood to be connected.

TERMS OF LEASE

The property will be offered on an initial six month Assured Shorthold Tenancy, however, longer term tenants are preferred.

HOLDING DEPOSIT

A holding deposit equal to one week's rent will be due upon application.

SECURITY DEPOSIT

A security deposit equal to five weeks' rent will be due to be held by the DPS.

COUNCIL TAX

We await confirmation of the council tax banding for this property.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.
Tel: 0844 448 1644
Council Tax Band B

VIEWINGS

Strictly by appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ. Tel: 01743 236444.