



**TO LET**

**£800 Per Calendar Month**

## Forge Cottage, 7 Upper Church Street, Oswestry, SY11 2AA

A neatly presented mature semi detached cottage with parking within walking distance of Oswestry town centre. Available to let, unfurnished on a Assured Shorthold Tenancy. NO PETS



- Neatly Presented
- Character Features
- Off Road Parking
- Town Centre Location
- No Pets Permitted
- EPC Rating D



0 Reception  
Room/s



2 Bedroom/s



1 Bath/ shower  
room/s

## DIRECTIONS

From Oswestry Town Centre proceed on Church Street, past the Church to the right hand side, at the traffic lights proceed straight over into upper Church Street, the property will be found on the left hand side.

## SITUATION

Oswestry is a thriving market town, providing a good range of shopping and leisure facilities, schools, both state and private. 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.

## DESCRIPTION

Forge Cottage is a well presented mature cottage with character. The ground floor provides, living room and kitchen diner. To the first floor there are two bedrooms and shower room. Outside, there is an extensive driveway parking area to the rear.

## ACCOMMODATION

### REAR ENTRANCE

### KITCHEN/ DINER

### LIVING ROOM

## FIRST FLOOR LANDING

### BEDROOM 1

### BEDROOM 2

### SHOWER ROOM

## OUTSIDE

The property is approached off street and benefits from having off street parking for 1 car.

## GENERAL REMARKS

## SERVICES

Mains water, electricity and drainage. Gas Fired heating system.

## LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0844 448 1644 . The property is currently registered under Council Tax Band 'C

## TERMS OF LEASE

Available on an assured shorthold tenancy - minimum of 12 months. A security deposit of £923.00 (5 weeks) will be required to be held by the DPS.

## VIEWINGS

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

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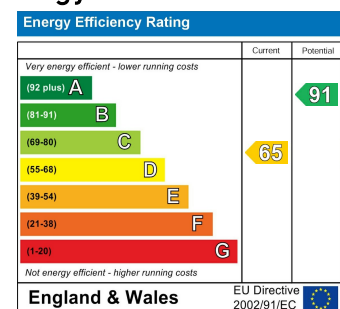
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## Energy Performance Ratings



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