

TO LET

44 Wilfred Owen Close, Shrewsbury, Shropshire, SY2 5BY



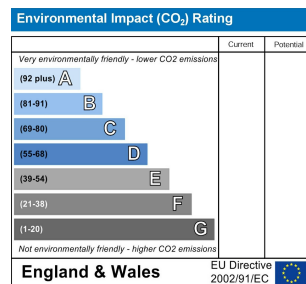
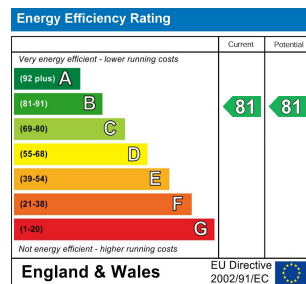
TO LET

£715 Per Month 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.



An attractively presented and generously proportioned second floor apartment with designated parking space in this most convenient town location.



01743 236444

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



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Close to amenities



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Third floor apartment
- Attractively presented
- Generously proportioned
- Designated parking space
- Convenient town location
- Close to amenities

DIRECTIONS

From Shrewsbury town centre proceed down Wyle Cop and over the English Bridge. Continue through the traffic lights staying in the left hand lane. Take the left turn just before the Abbey Church. Continue along to the next junction turning left again and follow this road for a short distance taking the right turn into Wilfred Owen Close. Continue to the rear of the development where the apartment block can be found on the right hand side.

SITUATION

The Apartment is most conveniently positioned within walking distance of a full range of town centre amenities including a fashionable range of shops, restaurants and leisure amenities. There is also a rail service available in the town centre.

DESCRIPTION

44 Wilfred Owen Close is a particularly spacious and attractively presented third floor apartment which also benefits from a designated parking space.

ACCOMMODATION

Panelled entrance door leads into:

RECEPTION HALL

With wall mounted telecom entry system. Built in storage cupboard containing fuse box. Doors off and to:

LIVING ROOM

With twin glazed French doors onto a Juliet style balcony. Twin panelled doors to:

KITCHEN

Providing eye and base level storage cupboards and drawers. Work surface area over incorporating stainless sink unit and drainer with mixer tap. Integral electric oven and grill with 4 ring gas hob unit. Space for fridge freezer. Space and plumbing for washing machine. Part tiled walls. Wall mounted cupboard housing the Worcester gas fired central heating boiler.

BEDROOM 1**BEDROOM 2**

With access to roof space.

BATHROOM

With tile effect flooring and providing a suite comprising low level WC, pedestal wash hand basin and panelled bath with mains fed shower over. Part tiled walls and tiled splash. Splash screen extractor fan.

OUTSIDE

The property offers a designated parking space.

GENERAL REMARKS**FIXTURES AND FITITNGS**

Only those items described in these particulars are included.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

TERMS OF LEASE

Assured Shorthold Tenancy. 12 months. Deposit £825.

COUNCIL TAX

The property is currently showing as Council Tax Band A. 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@hallsgb.com