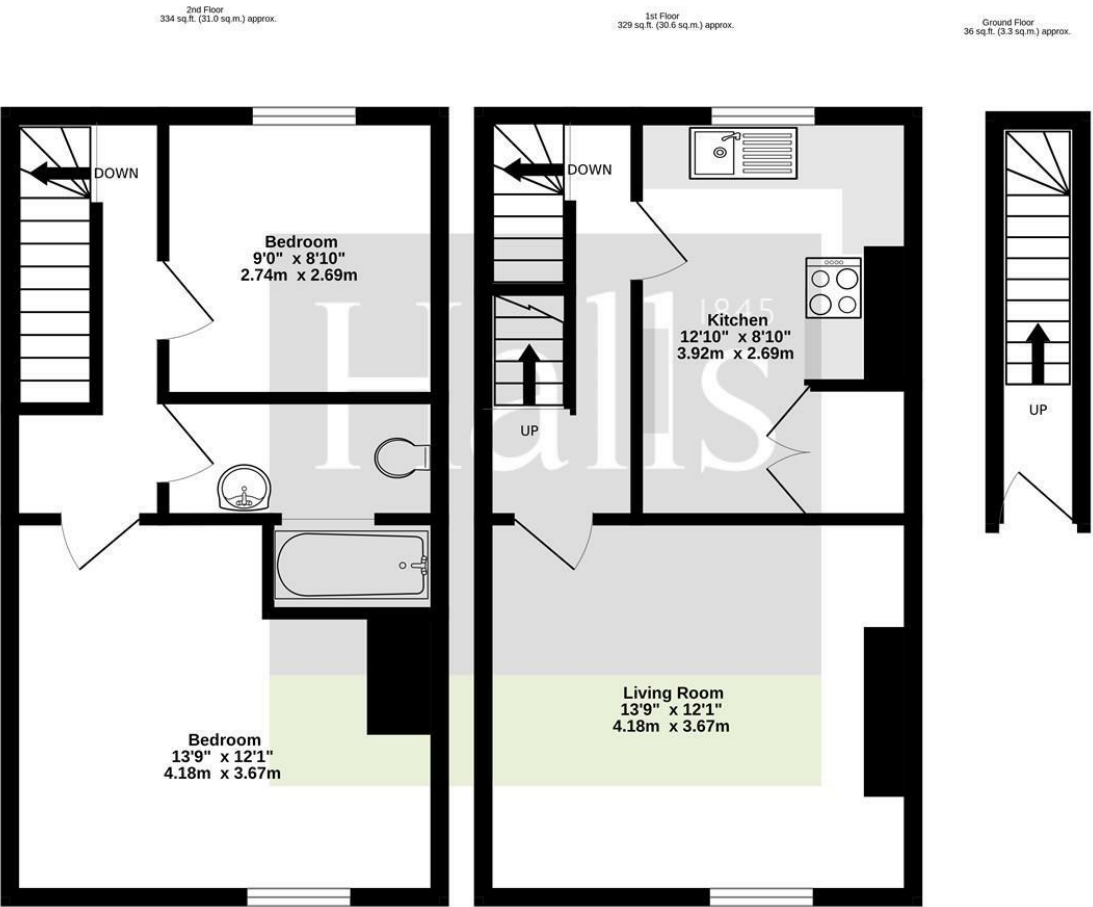


TO LET

3B Middleton Road, Oswestry, SY11 2PN



TOTAL FLOOR AREA : 699 sq.ft. (64.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025



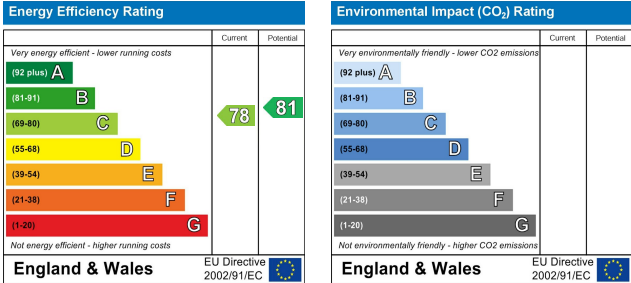
TO LET

£750 Per Calendar Month

3B Middleton Road, Oswestry, SY11 2PN

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



A well presented two-bedroom maisonette providing deceptively spacious living accommodation situated within a period building, conveniently situated within the heart of Oswestry within walking distance of the town's amenities.



01691 622602

**Ellesmere Lettings**  
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW  
E: ellesmerelettings@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



Wrexham (14 miles), Shrewsbury (17 miles), Chester (26 miles)

All distances approximate.

- Three Storey
- Period Building
- Well Presented
- Two Bedrooms
- Available long Term
- Town Centre Location

## DESCRIPTION

The property is situated within the heart of the thriving market town of Oswestry and enjoys easy access to the full range of amenities the town has to offer, which include Schools, Supermarkets, Medical Facilities, Public Houses, Restaurants, and a range of independent shops; whilst retaining a convenient proximity to the open countryside which surrounds the town. The county centres of Wrexham and Shrewsbury lie to the north and south respectively and boast a wider range of amenities, including cultural and artistic attractions.

The property enjoys a deceptive level of living accommodation and provides around 700 sq ft of well proportioned space comprising a selection of comfortably sized rooms all arranged across three generous floors, these comprising, an Entrance Hall which leads up to a first floor where access is provided into a spacious Living Room and separate Kitchen/Breakfast Room, with, to the second floor, two Bedrooms and a family Bathroom.

No dedicated parking is associated with the property but a number of public car parks are within a short walk, most notably Oswestry Central Car Park which is positioned less than two minutes' walk away.

## THE ACCOMMODATION COMPRISES

Entrance Hall:  
Living Room: 4.19m x 3.68m  
Kitchen: 2.60m x 3.93m  
Bedroom One: 3.70m x 4.17m  
Bedroom Two: 2.61m x 2.71m  
Bathroom:

## TERMS

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.

## SERVICES

We are advised that the property benefits from mains water, electric, gas, and drainage.

## LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

## COUNCIL TAX

The property is shown as being within council tax band A on the local authority register.

## VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

