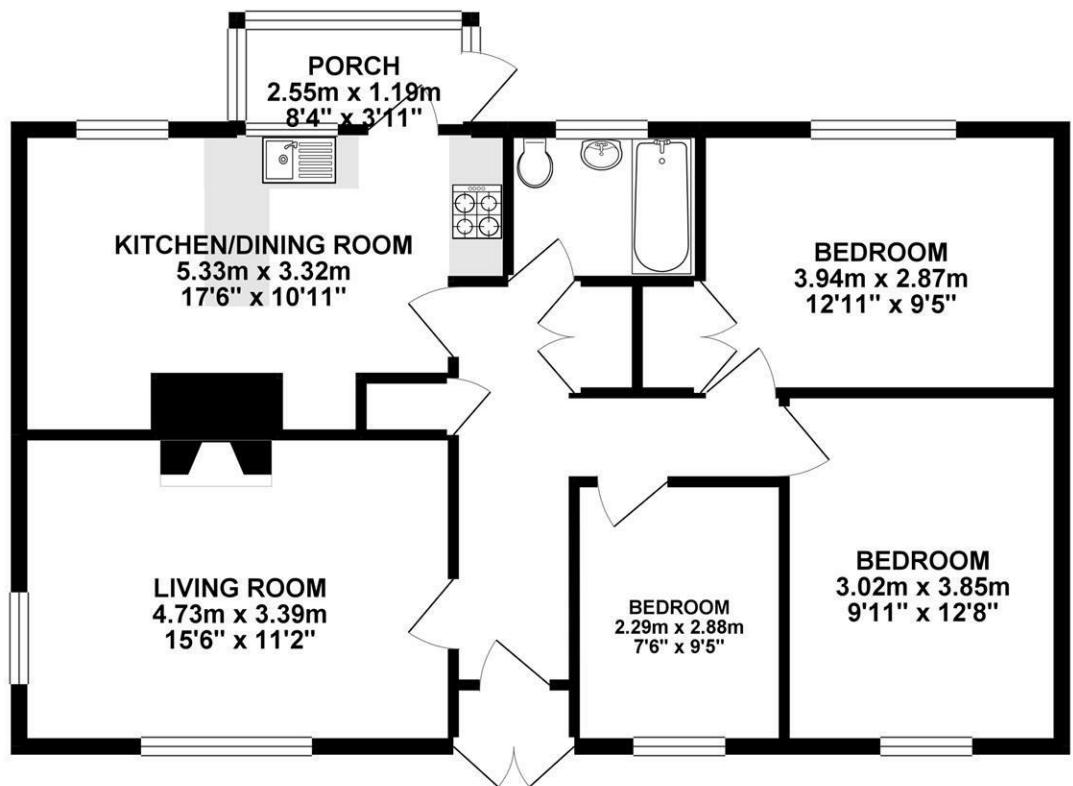


GROUND FLOOR 79.27 sq. m.
(853.28 sq. ft.)

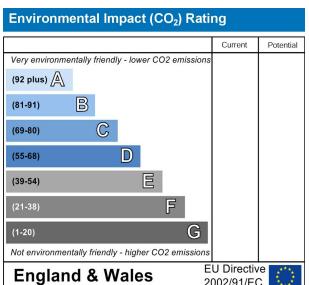
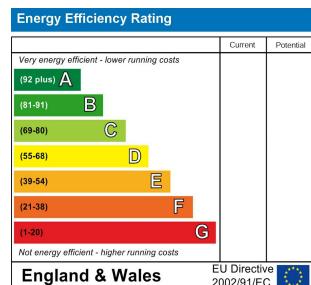


TO LET

£895 Per Calendar Month

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.



Winswood Maesbrook, Oswestry, SY10 8QS

A recently modernised three-bedroom detached bungalow benefitting from well proportioned living accommodation, generous gardens with an open aspect to the rear, and ample driveway parking accompanied by a single garage; peacefully situated within the popular village of Maesbrook.



01691 622602

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



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Llanymynech (2 miles), Knockin (3 miles), Four Crosses (4 miles), Oswestry (7 miles).

All distances approximate.

- Detached Bungalow
- Recently Improved
- Large Gardens
- Ample Driveway Parking
- Garage
- Edge of Village Location

DESCRIPTION

Winswood occupies a pleasant semi-rural location on the perimeter of the popular village of Maesbrook, which enjoys a respectable range of amenities for its size, including Public House, Village Hall, and Church, whilst nestling within an area of noted countryside which offers a wealth of public footpaths and quiet country lanes, ideal for those with rambling or cycling interests.

Alongside its rural position, the property retains a convenient proximity to the larger villages of Knockin, Llanymynech, and Four Crosses, which, between them provide a wider range of day to day amenities, with the town of Oswestry lying to the north and the county centre of Shrewsbury to the south east.

The property has recently been subject to a scheme of improvement works, with new carpets and decor throughout, whilst providing well proportioned living accommodation arranged across a single storey; comprising an Entrance Hall, Living Room, Kitchen/Dining Room, Bathroom, and three Bedrooms.

Winswood sits centrally within generous wraparound gardens which feature, to the fore, ample driveway parking for a number of vehicles, this leading on to an attached single garage. To the rear are predominately lawned gardens inset with a paved patio area, all accompanied by an open aspect.

THE ACCOMMODATION COMPRISES

Entrance Hall:

Living Room: 4.73m x 3.39m

Kitchen/Dining Room: 5.33m x 3.32m

Bathroom:

Bedroom One: 3.94m x 2.87m

Bedroom Two: 3.02m x 3.85m

Bedroom Three: 2.29m x 2.88m

Rear Porch:

W3W

contained.coaching.money

TERMS

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

SERVICES

The property is served by mains water, drainage, and electricity.

COUNCIL TAX

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

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

SECURITY DEPOSIT

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

HOLDING DEPOSIT

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

VIEWINGS

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

