



TO LET

£1,200 PCM

1 Nash Elm Cottage, , DY12 1SS

Welcome to Nash Elm in the charming village of Arley! This delightful detached house boasts 3 bedrooms, perfect for a growing family or those in need of extra space. With 1 bathroom having both bath and separate shower, as well as a downstairs W/C, you'll have all the convenience you need.

Situated in a tranquil location, this property offers a peaceful view over the surrounding countryside, with the local riverside village just a short drive away, and simple access to the main driving routes to Kidderminster, Bridgnorth and Stourbridge.

Viewings are by appointment only.

Pets are considered on a case by case basis, no smokers considered.



- Three bedroom detached house
- Kitchen-Diner
- Large front and rear gardens
- Downstairs W/C and separate utility
- Rural location



1 Reception Room/s



3 Bedroom/s



1 Bath/ shower room/s

Kitchen Diner 11'5" x 18'11" maximum (3.49 x 5.77 maximum)

Having wall and base units, stainless steel sink and drainer unit, electric oven and hob and vinyl flooring.

Hallway

With doors to downstairs W/C, utility room and storage cupboard with uPVC composite door to the side.

Downstairs W/C

Having tiled floor, double glazed window to the side, hand wash basin, WC and ceiling light point.

Entrance Hall

Having uPVC front door, radiator, ceiling light point, stairs to first floor and understairs storage cupboard.

Reception Room 18'11" x 10'4" (5.78 x 3.16)

Having carpet, double glazed windows to the front and side, double glazed sliding glass door to the rear, fireplace, two ceiling light points and radiator.

Landing

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.

Bedroom Three 10'4" x 8'0" (3.16 x 2.45)

Bedroom Two 10'7" x 10'4" (3.24 x 3.16)

Bedroom One 11'5" x 12'5" (3.50 x 3.81)

Bathroom 6'2" x 11'9" (1.88 x 3.60)

Having vinyl floor, panelled bath, enclosed shower cubicle with electric shower, low level W/C, hand wash basin, ceiling light point and opaque double glazed window to the front.

Energy Performance Ratings

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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