



Monthly Rental Of £750

12 Top Street, Whittington

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 1 Bedroom

 2 Bathrooms

# 12 Top Street, Whittington, Oswestry, Shropshire, SY11 4DR



## General Remarks

One bedroom end of terrace property  
Situated within the picturesque village of Whittington  
Rear courtyard area  
Holding Deposit £173.00  
Deposit £865.00

## Accommodation

**Location:** The property is situated within a popular residential area of Whittington. The village contains a host of historic features including the renowned Castle. Amenities include an excellent Primary School, Village Shop/Post Office, Church, and Public Houses. The nearby towns of Oswestry and Ellesmere provide a wider range of facilities whilst easy access onto the A5/A483 and A495 provides direct links to the larger town of Shrewsbury and the cities of Wrexham and Chester. The nearby train station at Gobowen offers services to Birmingham and Chester.

**Living Room:** 12' 0" x 13' 2" (3.66m x 4.02m) Entrance door, tiled flooring, electric fireplace with surround, radiator, TV and telephone point, spotlights to ceiling.

**Kitchen/Dining Room:** 16' 9" x 9' 6" (5.1m x 2.89m)  
Fully fitted kitchen with matching base and wall cupboards, worktop surface and tiled surround. Integrated oven/grill and 4 ring gas hob, stainless steel sink and drainer. Space for fridge/freezer, space and plumbing for washing machine. Spotlights to ceiling, radiator, door to rear courtyard.

**Shower Room:** 6' 2" x 5' 9" (1.88m x 1.76m) Fitted shower with fully tiled surround, pedestal wash hand basin, low level flush WC, radiator.

## Securing your tenancy

Whether you are looking for a short or long-term property rental, our friendly team are on hand to help. From location and amenities to property features and pet agreements, we will guide you through your options so you can find a lease suited to your needs.

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

**Stairs to the first floor**

**Bedroom:** 13' 4" x 12' 7" (4.07m x 3.84m) TV point, radiator, door into:

**En-suite Bathroom:** 8' 10" x 6' 3" (2.7m x 1.9m) White suite comprising of a panel bath, WC, pedestal wash hand basin and a radiator. Velux window and spotlights to ceiling.

**Exterior:** Gravelled area to the front of the property with a pathway to the entrance. Rear patio area.

**Viewing Information:** For further information or to arrange a viewing please contact the sole letting agent's Oswestry Office.

**Further Information:** Bowen is a member of and covered by the RICS Client Money Protection and all deposits are protected by TDS (The Dispute Service Limited). Bowen is also a member of PRS (Property Redress Scheme) and licensed with Rent Smart Wales.

**EPC Rating:** Awaiting EPC Rating

**Council Tax:** Council Tax Band 'A'.

**Holding Deposit:** Holding deposit of £173.00.

**Deposit:** Deposit of £865.00.

**Tenure:** We are informed that the property is freehold.





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