

**BOWEN**

PROPERTY SINCE 1862



Monthly Rental Of £800

61 Salop Road, Oswestry

2 Bedrooms

1 Bathroom

# 61 Salop Road, Oswestry, Shropshire, SY11 2RJ



## 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.

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35 Bailey Street Oswestry Shropshire SY11 1PX

01691 652367 | [bowen.uk.com](http://bowen.uk.com) | [oswestrysales@bowen.uk.com](mailto:oswestrysales@bowen.uk.com)



## General Remarks

Two bedroom semi-detached property  
Situated within walking distance of Oswestry Town Centre  
Gas central heating and secondary glazing  
Garden to the rear of the property  
Holding Deposit £184.00  
Deposit £923.00

## Accommodation

**Entrance Hallway:** Grey wood effect laminate flooring, radiator.

**Living Room:** 12' 1" x 11' 3" (3.68m x 3.42m) Radiator, window to front aspect.

**Dining Room:** 12' 0" x 11' 10" (3.67m x 3.61m) Open fireplace with timber surround, radiator, door to cellar and Kitchen.

**Cellar:** 11' 4" x 10' 1" (3.46m x 3.07m) Radiator and light.

**Kitchen:** 9' 11" x 6' 9" (3.02m x 2.06m) Base, wall and drawer units with worktop surface over. Stainless steel sink with drainer, built-in single oven, 4x ring gas hob with extractor hood over, space for under counter fridge. Space and plumbing for washing machine. Grey wood effect laminate flooring. Door to Utility Room.

**Rear Utility Area:** 8' 8" x 7' 2" (2.65m x 2.19m) Base units with worktop surface over, space for 2x under counter appliances. Door to outside.

## Stairs to First Floor:

**Bedroom One:** 14' 2" x 12' 2" (4.33m x 3.7m) Radiator, window to front aspect.

**Bedroom Two:** 12' 0" x 7' 9" (3.65m x 2.36m) Radiator, window to rear aspect. Built-in storage cupboard.

**Bathroom:** 10' 1" x 6' 9" (3.07m x 2.07m) White suite comprising: low level flush WC, pedestal wash hand basin, tiled shower cubicle, corner bath with tiled surround. Vinyl flooring, radiator. Restricted height to one side of the bathroom.

**Externally:** Decked and lawned areas with fencing and a side gate. The neighbouring properties have a right of way access.

**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.

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

**EPC Rating:** EPC Rating D|57

**Holding Deposit:** Holding Deposit of £184.00

**Deposit:** Deposit of £923.00

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





A property business  
steeped in heritage  
with a forward  
thinking outlook.

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