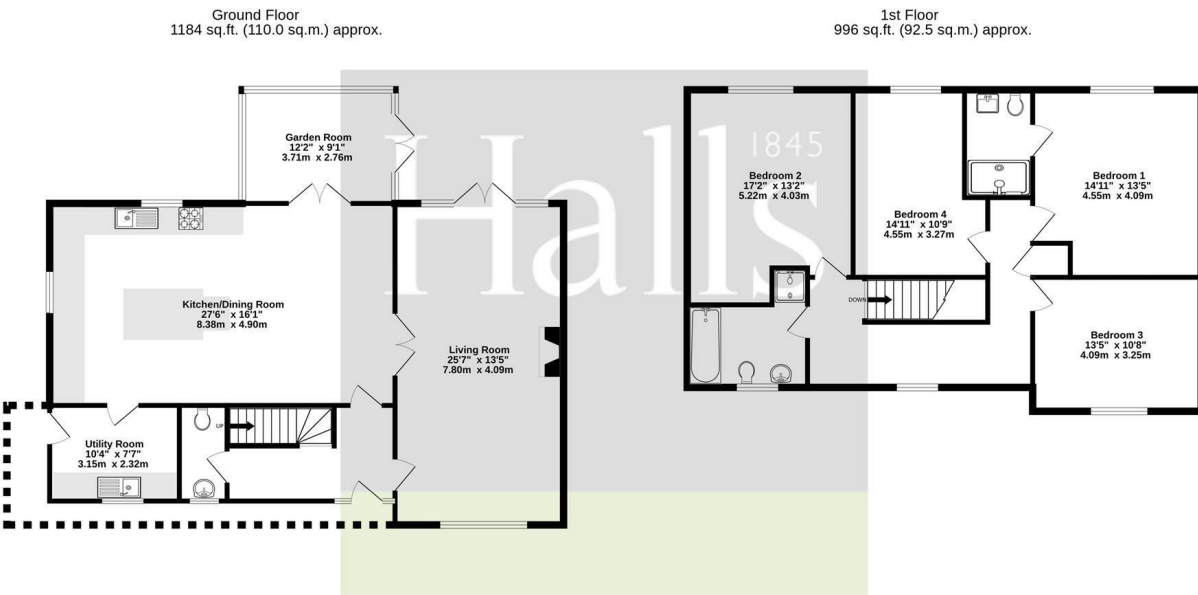


TO LET

6 Ellis Meadows, Selattyn, Nr Oswestry, Shropshire, SY10 7FE



TOTAL FLOOR AREA: 2180 sq.ft. (202.5 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.
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TO LET

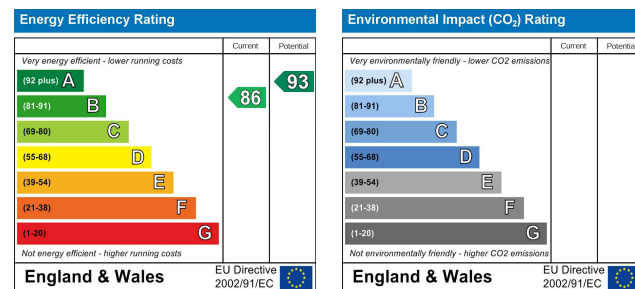
£1,600 Per Calendar Month

6 Ellis Meadows, Selattyn, Nr Oswestry, Shropshire, SY10 7FE

A newly constructed and immaculately presented, substantial four-bedroom family home boasting double Garage and driveway, Master Bedroom with En-Suite, and gardens offering exceptional and far-reaching views, enviably located within a select development on the edge of the popular village of Selattyn, near Oswestry.

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.



01691 622 602

Ellesmere Lettings
 Ellesmere, Shropshire, SY12 0AW
 E: ellesmerelettings@hallsgb.com



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- Newly Constructed
- Impeccably Presented
- Generous Room Sizes
- Panoramic Views
- Select Development
- Edge of Village Location

DESCRIPTION

The property is situated within the select Ellis Meadows development, itself located on the edge of the rural village of Selattyn which boasts a range of amenities, to include School, Church, and Public House, whilst also being well placed for access to the nearby town of Oswestry, the third largest in the county, and offering a variety of leisure, educational, and shopping facilities. Ellis Meadows also enjoys a useful proximity to the larger centres of Shrewsbury and Wrexham, both of which offer a more comprehensive array of amenities of all kinds.

The property is newly constructed and is impeccably presented throughout, offering generous living accommodation situated over two floors which comprise: Entrance Hall, Living Room (with Log Burner), Kitchen/Dining Room, Garden Room (offering panoramic views of the countryside beyond, Utility Room, and Cloakroom, together with with four first floor Bedrooms (the master boasting an En-Suite) and a family Bathroom.

Externally, the property is complimented by ample driveway parking which leads on to a double Garage with workshop to one end, this alongside front and rear gardens, the latter of which is predominately laid to lawn and which offers truly breath-taking views over the surrounding landscape.

THE PROPERTY COMPRISES

Ground Floor:

- Entrance Hallway -
- Living Room - 4.10m x 7.80m
- Kitchen/Dining Room - 8.39m x 4.90m
- Utility Room - 3.15m x 2.35m
- Cloakroom -
- Garden Room - 3.72m x 2.73m

First Floor:

- Bedroom One - 4.55m x 4.09m
- En-Suite -
- Bedroom Two - 5.22m x 4.03m
- Bedroom Three - 4.09m x 3.25m
- Bedroom Four - 4.55m x 3.27m
- Family Bathroom -

TERMS

The property will be offered on an initial six month Assured Shorthold Tenancy, however, we anticipate being able to offer a tenancy of circa 24 months.

Pets to be declared prior to viewing.

HOLDING DEPOSIT

A holding deposit equal to one week 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 understand the property benefits from mains water and electricity. Heating is provided by Air Source heat pump and drainage is to a private system.

COUNCIL TAX

We await confirmation of the Council Tax grading for this property.

LOCAL AUTHORITY

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

N. B.

The Ellis Meadows development remains ongoing and, as such, potential tenants are advised that due caution must be taken whilst outside of the property boundary.

VIEWINGS

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

