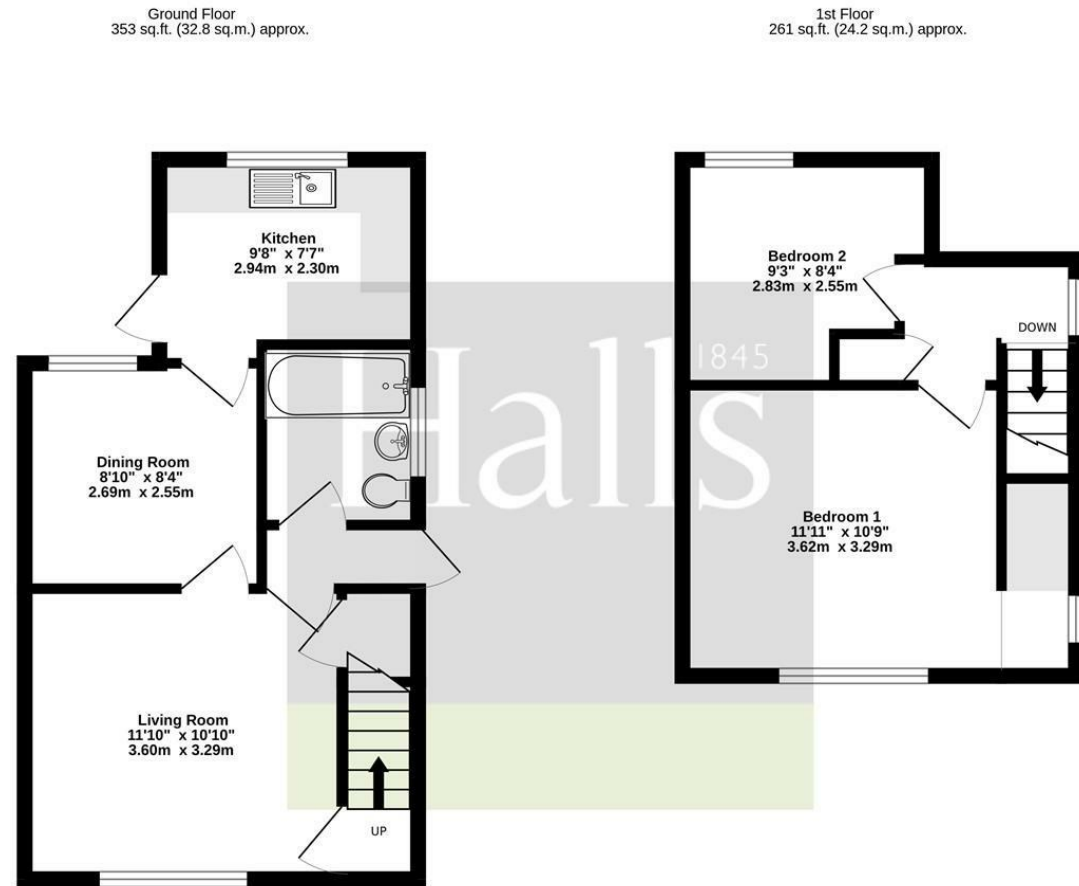


TO LET

4 Wharf Road, Ellesmere, SY12 0EL

Halls 1845



TOTAL FLOOR AREA: 614 sq. ft. (57.0 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 is given as to their operability or efficiency can be given.
 Made with Metropix ©2024



TO LET

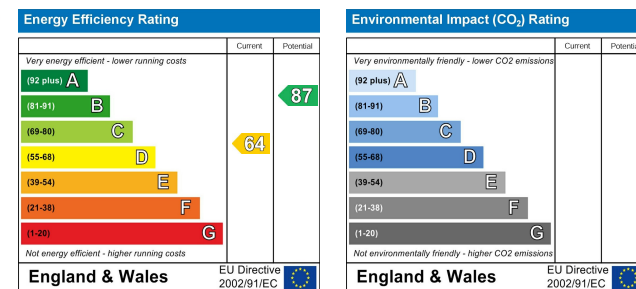
£795 Per Calendar Month

4 Wharf Road, Ellesmere, SY12 0EL

A charming and newly renovated two-bedroom Grade II listed period town property, completed to a high standard and boasting a rear courtyard garden with storage shed, conveniently situated within the Lakeland town of Ellesmere.

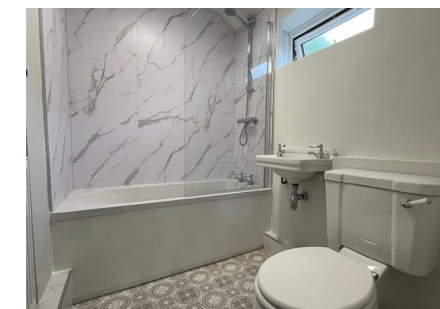
Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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 Sales
 The Square, Ellesmere, Shropshire, SY12 0AW
 E: ellesmere@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

- Grade II Listed Period Property
- Newly Renovated
- Very Well Presented
- Courtyard Garden
- Useful Storage Shed
- Convenient Location

DESCRIPTION

Situated on Wharf Road, a particularly characterful row of Grade II listed former workers' dwellings located just outside the heart of the Lakeland town of Ellesmere, which boasts a range of amenities, including Supermarket, Schools, and a range of independent shops, whilst also being well placed for access to the wider area and the larger centres of Shrewsbury, Oswestry, and Whitchurch, all of which offer a wider range of educational and recreational facilities.

Internally, the property benefits from comprehensive renovations works which have been newly implemented to a high standard and now provide characterful and well presented living accommodation situated over two floors, these comprising an Entrance Hall, Living Room, Dining Room, Bathroom, and Kitchen, together with two first floor bedrooms.

Externally, the property enjoys front and rear gardens, both having been designed with ease of maintenance in mind with, to the front, a largely paved area with inset floral bed and, to the rear, a courtyard garden which leads on to a useful brick-built storage shed

THE ACCOMMODATION COMPRISES

Ground Floor:
 Living Room - 3.60m x 3.29m
 Dining Room - 2.69m x 2.55m
 Kitchen - 2.94m x 2.30m

First Floor:
 Bedroom One - 4.46m x 3.29m (max)
 Bedroom Two - 2.83m x 2.55m (max)

HOLDING DEPOSIT

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

SECURITY DEPOSIT

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

TERMS

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

Pets to be declared prior to viewing.

SERVICES

We understand the property to benefit from mains water, gas, electric, and drainage,

LOCAL AUTHORITY

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

COUNCIL TAX

The property is shown as being within band B on the local authority register.

VIEWINGS

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

