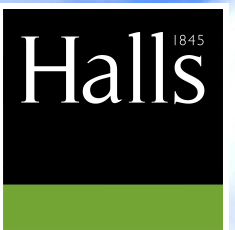


TO LET

29 Henka Road, Penley, Wrexham, LL13 0QE

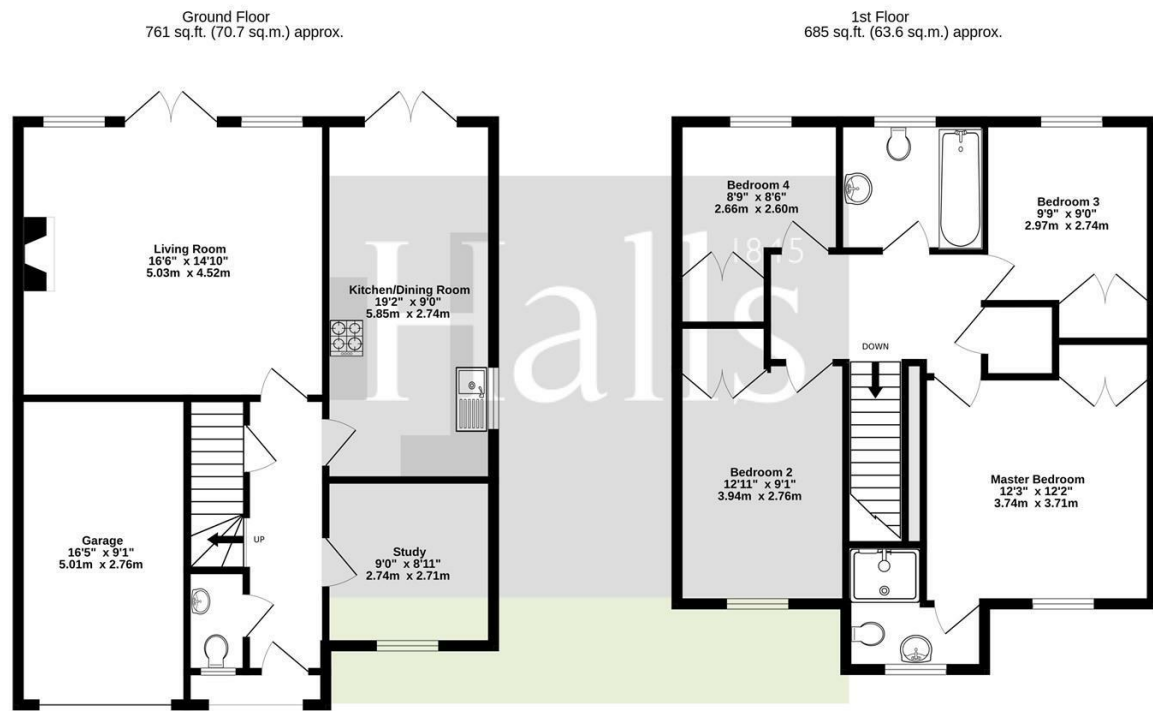


TO LET

£1,100 Per Calendar Month

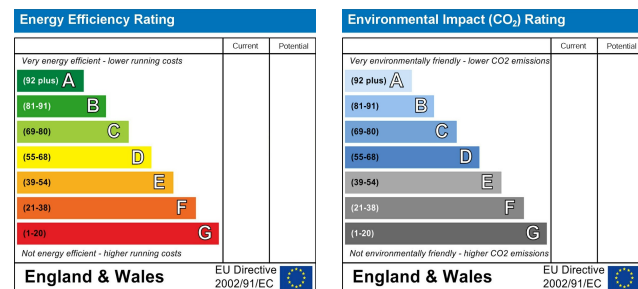
29 Henka Road, Penley, Wrexham, LL13 0QE

A very well presented detached four-bedroom family home boasting driveway parking, integral garage, and rear gardens which overlook open countryside, enviably situated on the edge of a popular residential development within the village of Penley.



TOTAL FLOOR AREA: 1446 sq.ft. (134.3 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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01691 622 602

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



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01691 622 602



- Family Home
- Four Bedrooms
- Master With En-Suite
- Driveway and Garage
- Gardens with Open Outlook
- Popular Village Location

**DESCRIPTION**

Situated within a well-regarded development of residential properties on the edge of the popular village of Penley and conveniently positioned for access to all local amenities, which include a village shop, village hall and, most notably both the Maelor and Madras schools, whilst also being well placed for access to the larger centres of Ellesmere, Oswestry, and Whitchurch, all of which offer a more comprehensive range of facilities, with the city of Wrexham lying around 10 miles to the north west.

Internally, the property is smartly presented throughout and provides well proportioned living accommodation situated over two floors, these comprising, on the ground floor, an Entrance Hall, Cloakroom, Living Room with log burner, Kitchen/Dining Room, and Study, together with, to the first floor, four Bedrooms (the Master boasting an En-Suite) and a family Bathroom.

Externally, the property enjoys gardens to both the front and rear, with the former of these featuring a double-width tarmac driveway which leads on to the integral single garage, with, to the rear, a predominately lawned area containing a paved patio area and further decked patio area located to enjoy excellent views over the abutting open farmland beyond.

**THE PROPERTY COMPRISES**

Ground Floor:  
 Entrance Hall -  
 Living Room - 5.03m x 4.52m  
 Kitchen/Dining Room - 5.85m x 2.75m  
 Study - 2.74m x 2.71m  
 Cloakroom  
 Garage - 5.00m x 2.71m

First Floor:  
 Master Bedroom - 3.74m x 3.71m  
 En-Suite -  
 Bedroom Two - 3.92m x 2.74m  
 Bedroom Three - 2.97m x 2.74m  
 Bedroom Four - 2.66m x 2.60m (max)  
 Family Bathroom -

**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 Occupation Contract, however, longer term occupants are preferred.

Pets to be declared prior to viewing.

**LOCAL AUTHORITY**

Wrexham County Borough Council, Guildhall, Wrexham LL11 1AY.

**COUNCIL TAX**

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

**VIEWINGS**

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

