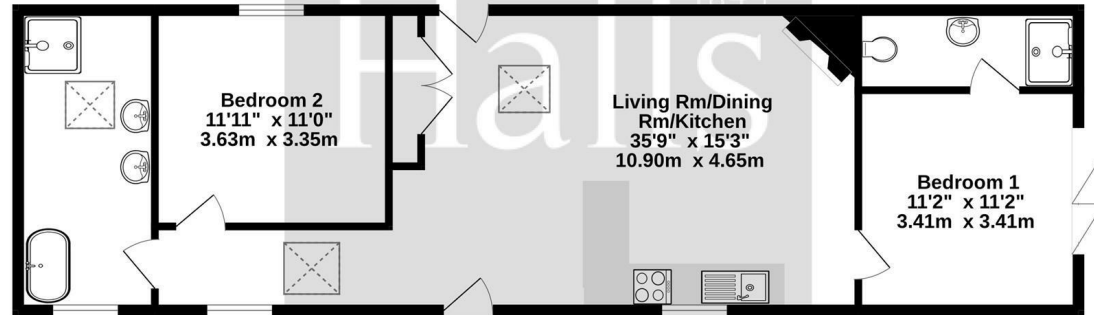


TO LET

The Parlour Northwood, Shrewsbury, SY4 5NN



Ground Floor
813 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.6 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

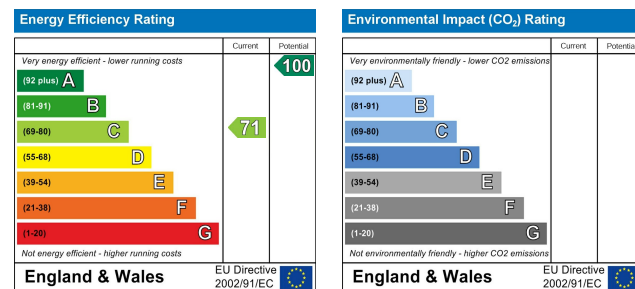
£850 Per Calendar Month

The Parlour Northwood, Shrewsbury, SY4 5NN

A recently converted and very smartly presented two-bedroom bungalow boasting stylish living accommodation alongside generous gardens with views over open countryside, and ample parking, peacefully located in a quiet rural hamlet between Wem and 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 Lettings
Ellesmere, Shropshire, SY12 0AW
E: ellesmerelettings@hallsgb.com



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- Country Bungalow
- Recently Converted
- Very Well Presented
- Off Street Parking
- Gardens Overlooking Open Farmland
- Rural yet Convenient Location

DESCRIPTION

The Parlour occupies a delightful rural setting within the hamlet of Northwood, which boasts a thriving country Public house whilst nestling within the noted north Shropshire countryside, yet also retains a convenient position roughly equidistant between the towns of Ellesmere and Wem, both of which offer a respectable array of amenities for their size, including Schools, Supermarkets, Medical facilities, Eateries, and a range of independent shops, with Wem providing rail links to the wider area. The property is also well situated for access to the larger towns of Shrewsbury, Wrexham, and Oswestry, all of which contain a more comprehensive range of amenities.

The Parlour has been recently converted to a high standard to now offer stylish and broadly open-plan living accommodation situated over one floor, and at present comprises an open-plan Kitchen/Dining Room/Lounge, two bedrooms (one of which enjoys an En-Suite), and a family Bathroom.

Externally, the property is situated within a courtyard servicing just three properties, with ample off-street parking to the front and, to the rear, generous gardens which provide a lawned area alongside a paved patio area, which overlook open farmland.

THE ACCOMMODATION COMPRISES

Lounge/Dining Room/Kitchen - 10.90m x 4.65m (max)
 Bedroom One - 3.41m x 3.41m
 En-Suite -
 Bedroom Two - 3.65m x 3.35m
 Family Bathroom

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

W3W

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FURTHER CHARGES

A £20pcm charge further to the rent will be due to cover drainage.

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.

COUNCIL TAX

We await confirmation of the council tax banding for this property.

LOCAL AUTHORITY

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

VIEWINGS

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

