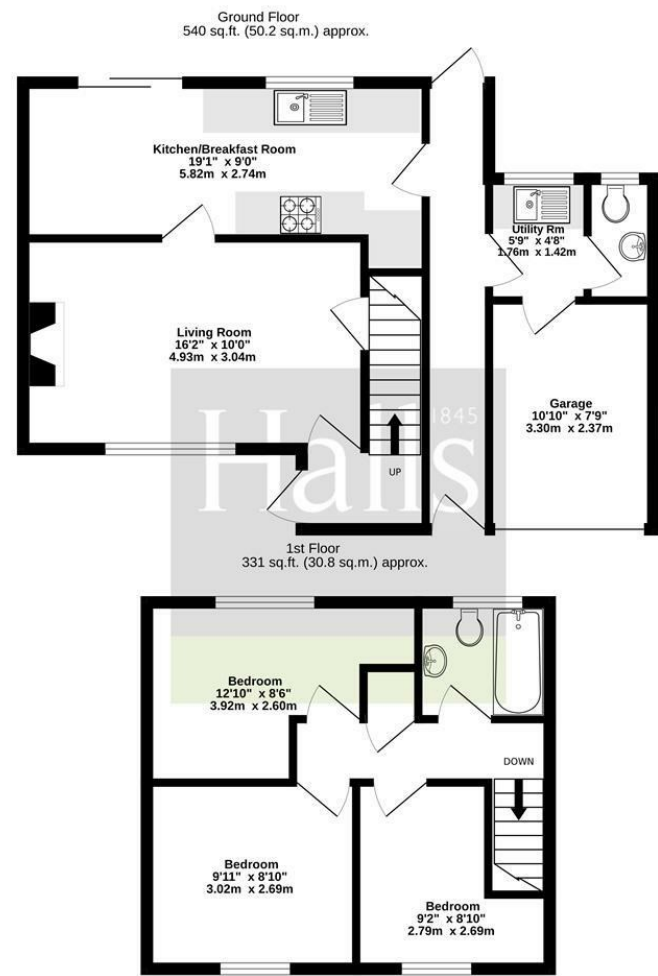


TO LET

Amber, Swan Hill, Ellesmere, Shropshire, SY12 0LZ



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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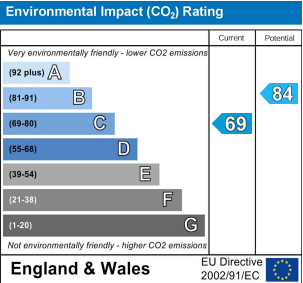
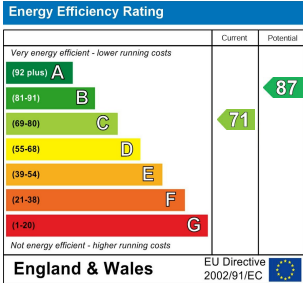
TO LET

£1,000 Per Calendar Month

Amber, Swan Hill, Ellesmere, Shropshire, SY12 0LZ

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.



A newly renovated three-bedroom semi-detached family home boasting driveway and garage, landscaped gardens, and stylishly presented living accommodation, conveniently situated in a popular location within easy reach of the centre of Ellesmere.



01691 622 602

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



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Oswestry (8 miles), Shrewsbury (16 miles)

(All Distances Approximate)

- Recently Renovated
- Very Well Presented
- Kitchen/Dining Room
- Driveway & Garage
- Landscaped Gardens
- Popular Location

DESCRIPTION

Swan Hill is a popular location conveniently positioned just outside the centre of the lakeland town of Ellesmere, which boasts a healthy range of amenities, including Schools, Supermarket, Medical Facilities, Restaurants, Public Houses, and a range of independent shops, as well as excellent countryside walking around both The Mere and the local canal network; the property retains a useful proximity to the larger of Oswestry and the county centre of Shrewsbury, both of which provide a more comprehensive array of amenities of all kinds.

Amber has recently been subject to comprehensive renovation works and is now impeccably presented throughout, with new décor, kitchen, and bathrooms, and now offers around 900 sq ft of stylish living accommodation which comprises, on the ground floor, and Entrance Hall, Living Room, Kitchen/Dining Room, Utility Room, and Cloakroom, together with three first floor Bedrooms and a family Bathroom.

The property is complemented by front and rear gardens which have, again, been improved and landscaped to now provide a wonderful accompaniment to the property with, to the front, ample driveway parking for a number of vehicles which leads on to a partially converted garage which offers excellent external storage space, with, to the rear, attractively presented gardens which have been arranged into useful tiers, with an elevated patio area leading down to sections of shaped lawn.

THE ACCOMMODATION COMPRISES

- Ground Floor -
Entrance Hall:
Living Room: 4.93m x 3.04m
Kitchen/Dining Room: 5.82m x 2.74m
Utility Room: 1.76m x 1.42m
Cloakroom:

- First Floor -
Bedroom One: 3.92m x 2.60m
Bedroom Two: 3.02m x 2.69m
Bedroom Three: 2.79m x 2.69m
Family Bathroom:

TERMS

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

Unfortunately, we are unable accommodate applicants with pets or who smoke.

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.

LOCAL AUTHORITY

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

COUNCIL TAX

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

SERVICES

We are advised that the property benefits from mains water, electric, drainage, and gas.

W3W

///replied.thick.overdrive

VIEWINGS

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

