

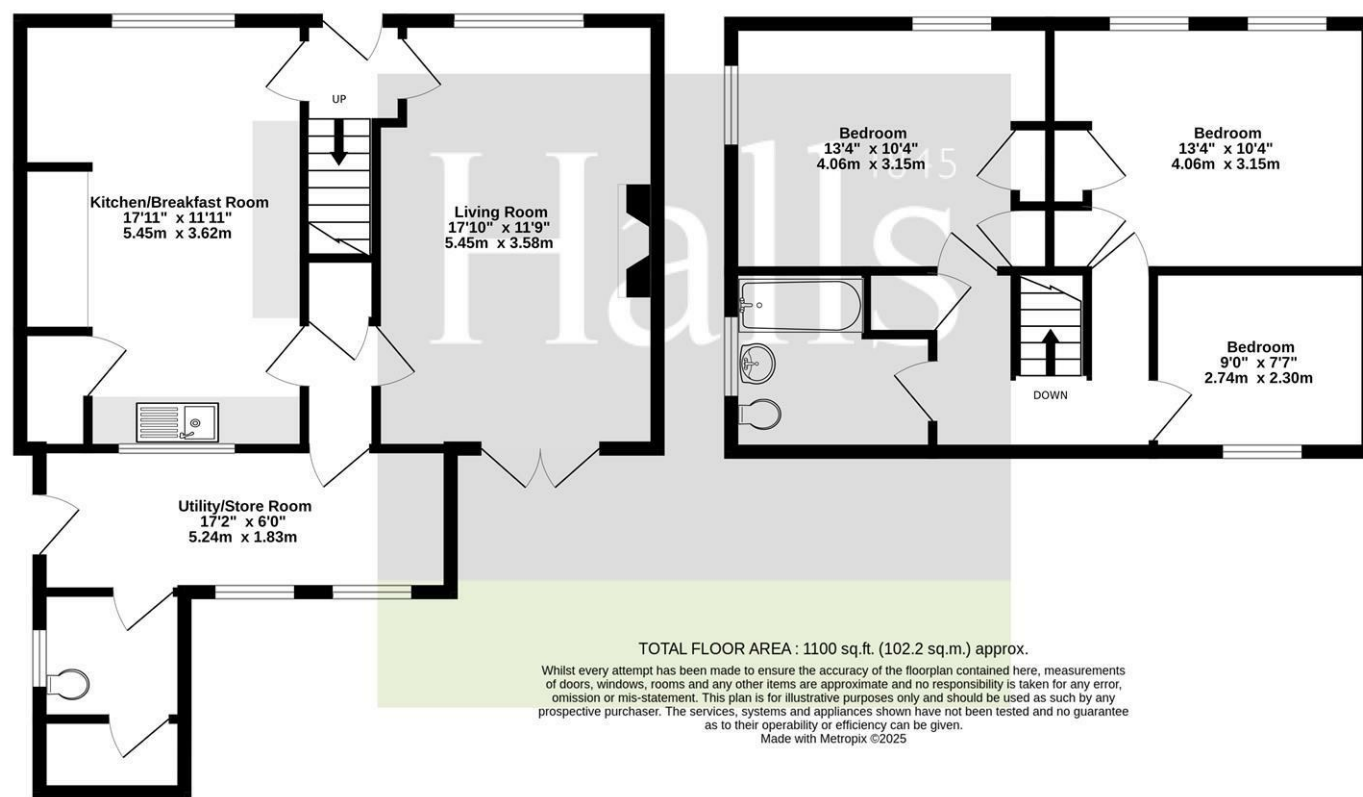
TO LET

## 2 Lawns Cottages, Kenwick, Ellesmere, SY12 0JA

Halls 1845

Ground Floor  
624 sq.ft. (57.9 sq.m.) approx.

1st Floor  
476 sq.ft. (44.2 sq.m.) approx.



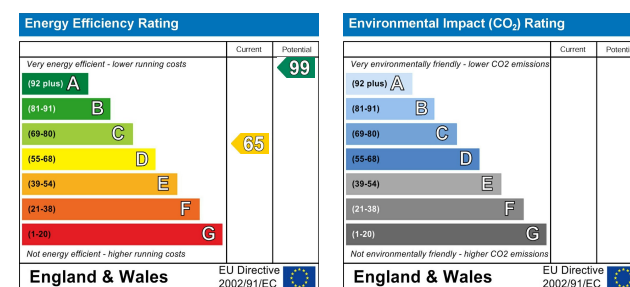
TO LET

£1,000 Per Calendar Month

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**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 period three-bedroom semi-detached country cottage benefitting from partially modernised living accommodation, driveway and garage, and generous gardens which overlook open countryside, peacefully situated in a rural hamlet location close to Ellesmere.



01691 622 602

**Ellesmere Sales**  
The Square, Ellesmere, Shropshire, SY12 0AW  
E: [ellesmere@halls.gb.com](mailto:ellesmere@halls.gb.com)



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- Country Cottage
- Partially Modernised
- Countryside Views
- Driveway and Garage
- Generous Gardens
- Idyllic Rural Setting

#### DESCRIPTION

2 Lawns Cottages occupies a particularly pleasant rural position within the hamlet of Kenwick and nestles amongst the open the rolling fields of the noted north Shropshire countryside, whilst retaining a convenient proximity to the nearby lakeland town of Ellesmere and the village of Cockshutt, both of which provide a respectable range of day to day amenities, including Schools, Supermarket, Public Houses, Restaurants, and Medical Facilities; with the county centre of Shrewsbury lying within easy reach around 14 miles to the south.

The property has recently undergone modernisation works and now provides around 1,100 sq ft of characterful living accommodation arranged across two floors, these comprising, on the ground floor, a Kitchen/Breakfast Room, Living Room, and Utility/Boot Room, together with three first floor Bedrooms and a Family Bathroom.

The property is positioned within generous gardens which offer far reaching views to the rear across open countryside; accessed off a quiet country lane onto a substantial parking area which leads on to a detached Garage/Workshop, with, to the front of the property, an area of lawn bordered by floral beds, and with the rear comprising further lawns and established shrubs.

#### THE PROPERTY COMPRISES

- Ground Floor -  
Entrance Hall:  
Living Room: 5.45m x 3.85m  
Kitchen/Breakfast Room: 5.45m x 3.62m  
Rear Hall:  
Utility/Boot Room: 5.24m x 1.83

- First Floor -  
Bedroom One: 4.06m x 3.15m  
Bedroom Two: 4.06m x 3.15m  
Bedroom Three: 2.74m x 2.30  
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 Assured Shorthold Tenancy, however, longer term tenants are preferred.

#### SERVICES

We are advised that the property benefits from mains water and electricity. Drainage is to a private system.

#### COUNCIL TAX

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

#### LOCAL AUTHORITY

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

#### W3W

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#### VIEWINGS

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

