

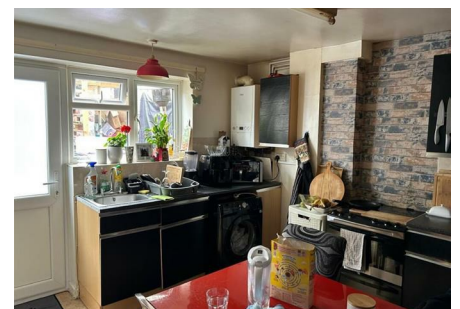


FOR SALE

Offers in the region of £280,000

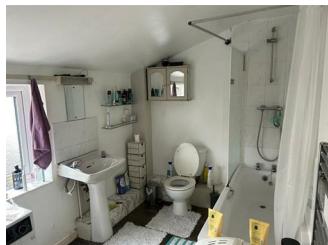
17-19 Willow Street, Ellesmere, SY12 0AL

An attractive investment opportunity comprising two well proportioned two-bedroom semi-detached homes currently occupied on AST's and providing a healthy gross yield of circa 5%, with scope to improve the return, conveniently situated within the heart of the lakeland town of Ellesmere.



Oswestry (8 miles), Whitchurch (12 miles), Shrewsbury (17 miles).

All distances approximate.



- Investment Opportunity
- 2x Residential Units
- Fully Tenanted
- Each with Courtyard Garden to Rear
- Gross Yield circa 5%
- Town Centre Location

DESCRIPTION

Halls are delighted with instructions to offer 17-19 Willow Street, Ellesmere, for sale by private treaty.

17-19 Willow Street provides investors with an opportunity to acquire two, two-bedroom semi-detached residential properties situated in a convenient position within the lakeland town of Ellesmere. The properties are offered with sitting tenants and realise a current return of £14,100 per annum, this equating to a circa 5% gross yield, with potential to increase this further.

Each of the properties is well presented throughout with well proportioned living accommodation complemented by courtyard gardens to the rear.

SITUATION

17-19 Willow Street occupies a prime position within a short walk of the centre of Ellesmere which boasts a range of day to day amenities, including Schools, Supermarket, Public Houses, Medical Facilities, Restaurants, and a range of independent Shops. whilst remaining within a easy reach of the larger market towns of Oswestry and Whitchurch, both of which offer a more comprehensive range of amenities. The county centre of Shrewsbury lies around 19 miles to the south and provides further recreational, educational, and cultural attractions.

SCHOOLING

Within a comfortable proximity are a number of well-regarded state and private schools including Ellesmere Primary School, Ellesmere College, Lakelands Academy, The Maelor School, The Madras School, Shrewsbury School, Shrewsbury High School, The Priory, Prestfelde Prep., Packwood Haugh, Adcote School for Girls, and Moreton Hall.

W3W

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DIRECTIONS

From our Ellesmere turn immediately right onto Market Street and proceed until Market Street reaches Willow Street, here, turn right again and continue for around 80 yards, where the properties will be positioned on the right and identified by a Halls "For Sale" board.



2 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



17 WILLOW STREET

GIA: approx. 753 sq ft

EPC: C (72)

Occupation: tenanted on a periodic AST with a current rent of £625pcm

A well presented two bedroom, semi-detached home with courtyard gardens to the rear, the latter offering scope for use as off-street parking.

The Accommodation Comprises:

Living Room

Kitchen/Dining Room

Bedroom One:

Bedroom Two:

Family Bathroom

19 WILLOW STREET

GIA: approx. 796 sq ft

EPC: D (68)

Occupation: tenanted on a periodic AST with a current rent of £550 pcm

A well presented two bedroom, semi-detached home with courtyard gardens to the rear, the latter offering scope for use as off-street parking.

The Accommodation Comprises:

Living Room

Kitchen/Dining Room

Bedroom One:

Bedroom Two:

Family Bathroom



SERVICES

The properties are understood to benefit from mains water, electric, gas, and drainage.

TENURE & POSSESSION

The properties are said to be of freehold tenure and will be offered with the benefit of sitting tenants.

LOCAL AUTHORITY

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

COUNCIL TAX

Both properties are shown as being within council tax band A on the local authority register.

AML (ANTI-MONEY LAUNDERING)

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

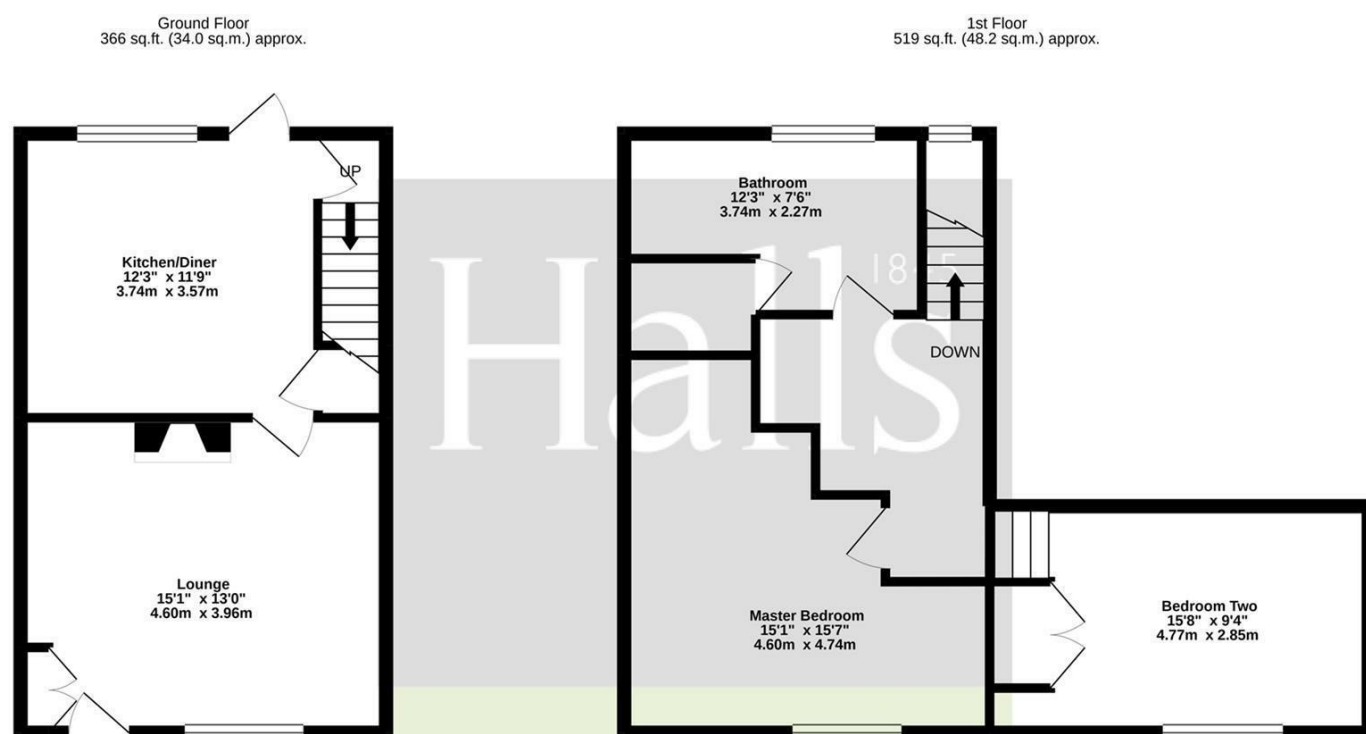
The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

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

FOR SALE

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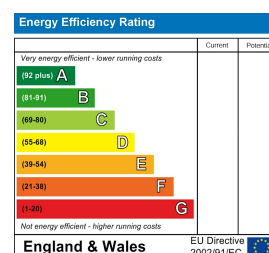
TOTAL FLOOR AREA : 885 sq.ft. (82.2 sq.m.) approx.

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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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.

Energy Performance Ratings



01691 622602

Ellesmere Sales

1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW

E: ellesmere@halls.gb.com



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