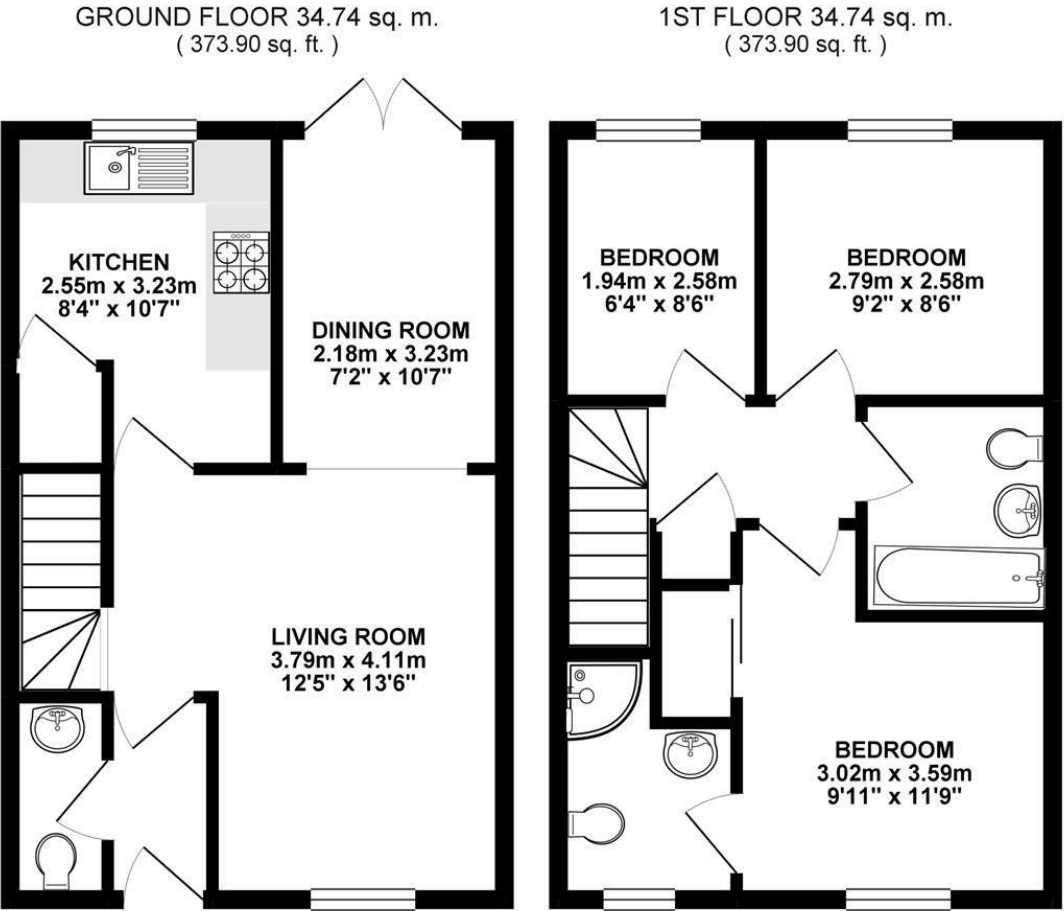


TO LET

14. Smithfield Way, Ellesmere, SY12 0FD



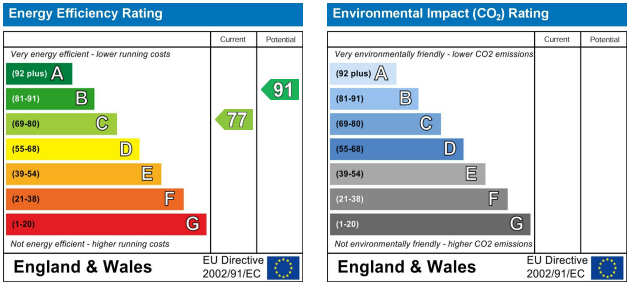
TO LET

£995 Per Calendar Month

14. Smithfield Way, Ellesmere, SY12 0FD

**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 freshly decorated three-bedroom semi-detached family home benefitting from fresh internal decoration, master with en-suite, and off-street parking, enviably located in a select development close to the heart of Ellesmere.



01691 622602

Ellesmere Sales  
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW  
E: ellesmere@halls.gb.com



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

All distances approximate.

- Freshly Decorated
- Family Home
- Master With En-Suite
- Off-Street Parking
- Gardens
- Popular Development

## DESCRIPTION

14 Smithfield Way occupies a pleasant tucked away position within a popular development of homes situated within easy reach of the centre of Ellesmere, which boasts a range of day to day amenities, including Schools, Supermarket, Medical Facilities, Public Houses, and Restaurants, alongside superb country walks round both The Mere and the local canal network.

Ellesmere is conveniently situated for access to the larger towns of Oswestry and Whitchurch, which provide a more comprehensive offering of facilities, with the county centres of Chester and Wrexham located to the north, and Shrewsbury to the south, which all sit within a reasonable commuting distance and enjoy an exhaustive range of amenities, including cultural and artistic attraction.

The property has recently been subject to a scheme of decorative improvement works, with new carpeting and decor now in place, allowing the property to provide a range of well proportioned and well presented internal rooms which presently comprise, on the ground floor, an Entrance Hall, Cloakroom, Living Room, Dining/Family Room, and Kitchen, together with three first floor Bedrooms (the Master benefitting from an En-Suite).

The property is complemented by a good level of outdoor space, with, to the rear, an expanse of lawn inset with a paved patio area; to the side of the property is further paving and a useful timber garden storage shed. To the rear of the property, and accessed directly from the gardens, is an allocated parking space.

## THE ACCOMMODATION

- Ground Floor -  
Entrance Hall:  
Cloakroom:  
Living Room: 3.79m x 4.11m (max)  
Dining/Family Room: 2.18m x 3.23m  
Kitchen: 2.55m x 3.23m

- First Floor -

Bedroom One: 3.02m x 3.59m

En-Suite:

Bedroom Two: 2.79m x 2.58m

Bedroom Three: 1.94m x 2.58m

## TERMS

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

Pets to be declared prior to viewing.

## 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.

## SERVICES

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

## LOCAL AUTHORITY

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

## COUNCIL TAX

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

## VIEWINGS

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

