



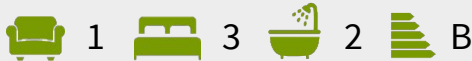
# 1 HENDRICK CRESCENT

SHREWSBURY | SHROPSHIRE | SY2 6JF



A well-presented three-bedroom modern home, occupying a prominent position on this popular development. Ideally located for commuters with easy access to the A5/M54 motorway network, the property benefits from gas central heating, double glazing, a fitted kitchen with appliances, principal bedroom with en suite, enclosed rear garden and off road parking.

**£1,400 Per Calendar Month**



- Modern three-bedroom detached home.
- Popular development with excellent commuter links.
- Spacious lounge with attractive bay window.
- Fitted kitchen/dining room with integrated appliances.
- Principal bedroom with en suite shower room.
- Enclosed garden and private driveway parking.

## ACCOMMODATION

### Ground Floor

Reception Hall – Welcoming entrance hall with radiator and staircase leading to the first floor.

Cloakroom – Fitted with a low-flush WC and wash hand basin.

Lounge – A lovely light and spacious reception room featuring an attractive large bay window and an additional side window.

Kitchen/Dining Room – A well-appointed kitchen fitted with cream high-gloss units, work surfaces and a stainless-steel sink. Integrated appliances include a four-ring gas hob with extractor hood, built-in oven and grill, dishwasher and fridge freezer. The dining area benefits from a front-facing window and French doors opening onto the rear garden, creating an ideal space for everyday dining and entertaining.

Utility Room – Additional fitted storage and work surfaces, with space for appliances and a radiator.

### First Floor

Landing – With rear-facing window and access to all three bedrooms, the family bathroom and en suite facilities.

Bedroom One – A well-proportioned principal bedroom with fitted wardrobe, front-facing window and access to the en suite shower room.

En Suite Shower Room – Fitted with a fully tiled shower cubicle with mixer shower, wash hand basin and WC, complemented by tiled surrounds and a radiator.

Bedroom Two – A bright bedroom featuring windows to the front and side, allowing plenty of natural light.

Bedroom Three – A further bedroom with rear-facing window and radiator, suitable for use as a bedroom, home office or study.

Family Bathroom – Fitted with a panelled bath with electric shower over, wash hand basin and WC, together with a radiator and rear-facing window.

### Outside

The property occupies a prominent position within the development and benefits from a driveway providing off-road parking, side gate provides direct access to the private garden. Garden to the rear, featuring lawned areas and Garden shed offering additional storage. The rear garden is enclosed and accessed directly from the kitchen/dining room via French doors onto a raised patio area with railings and steps down to lawn.

## RENTAL TERMS

Rent: £1,400 per calendar month.

Deposit: £1,615

The property is offered on an initial fixed-term tenancy of six months, with the option to continue thereafter on a long-term periodic basis.

First month's rent and deposit payable in advance.

## SERVICES

Mains electricity, water and gas central heating are connected at the property.

## LOCAL AUTHORITY/TAX BAND

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND  
The property is in band 'C'

## DIRECTIONS

Postcode for the property is SY2 6JF

What3Words Reference is oasis.player.deny

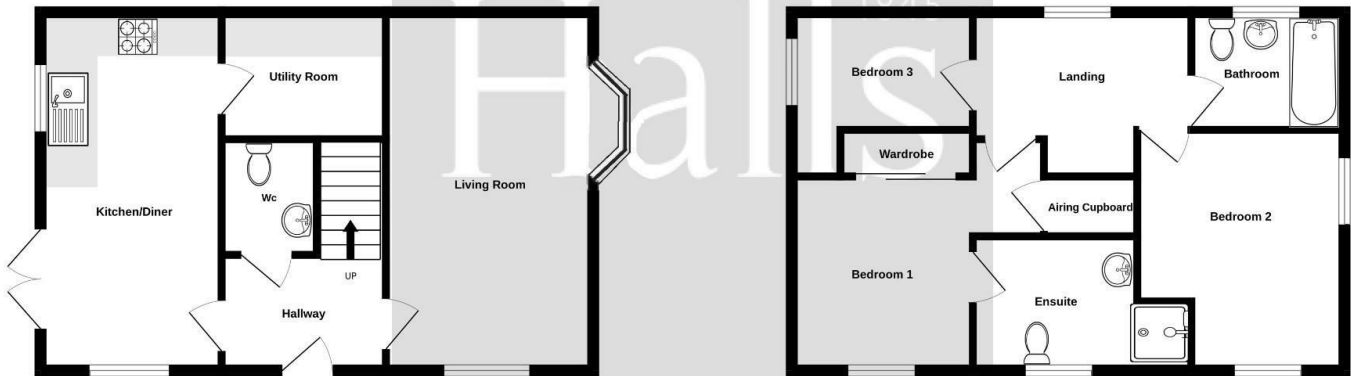
## VIEWINGS

Strictly by appointment only with the selling agents:  
Halls, 14 Broad Street, Welshpool, Powys, SY21 7SD.



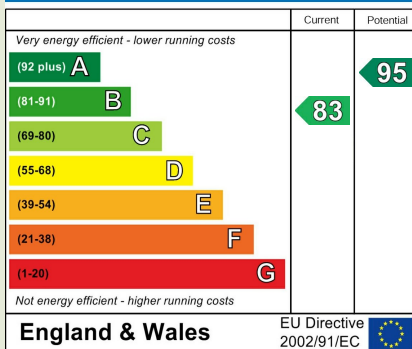
Ground Floor

1st Floor



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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## Energy Efficiency Rating



**Property to let?** We would be delighted to provide you with a free, no-obligation rental valuation. Please contact your local Halls office to make an appointment.

### Do you require lettings or property management advice?

We can guide you through the process, inc. tenant find, rent collection, let-only and fully managed services. Details can be provided upon request.

**Do you require compliance advice?** We can recommend independent, accredited professionals to assist with EPCs, gas safety, electrical safety, and other statutory requirements. Details can be provided upon request.



## WELSHPOOL LETTINGS

14 Broad Street | Welshpool | Powys | SY21 7SD

☎ 01938 555552 ✉ welshpoollettings@halls.gb.com

➡ www.halls.gb.com



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upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. 6. Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 7. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 8. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. 9. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the

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