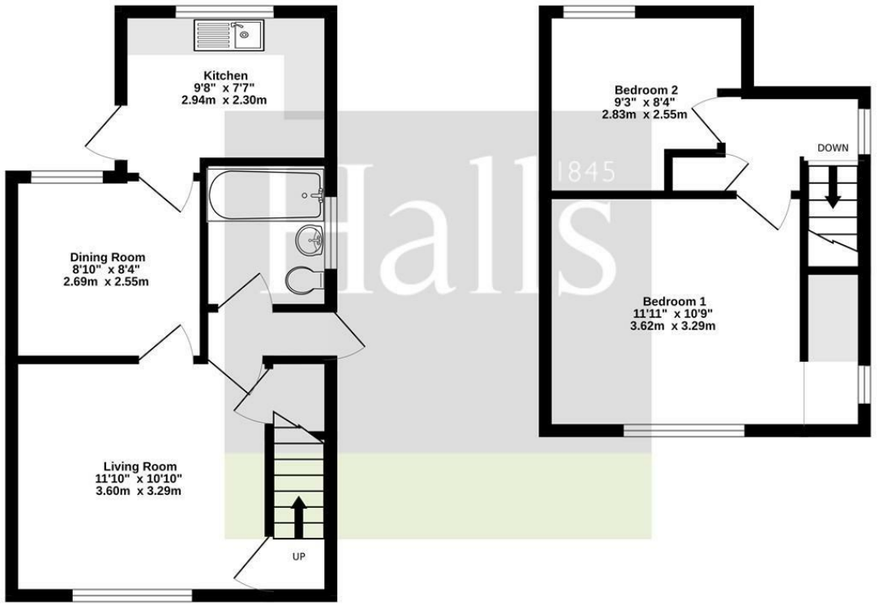
TO LET

4 Wharf Road, Ellesmere, SY12 0EL

Ground Floor
353 sq.ft. (32.8 sq.m.) approx.

1st Floor
261 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.0 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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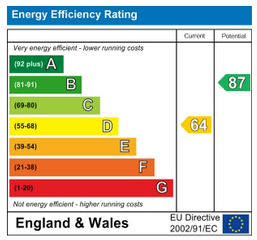
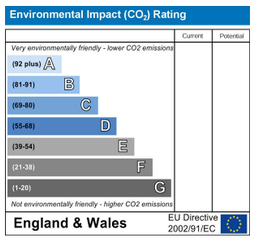
Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised 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.





Halls 1845

01691 622602

Ellesmere Lettings
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmerelettings@hallsgb.com

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Halls 1845

TO LET

£850 Per Calendar Month

4 Wharf Road, Ellesmere, SY12 0EL

A charming and newly renovated two-bedroom Grade II listed period town property, completed to a high standard and boasting a rear courtyard garden with storage shed, conveniently situated within the Lakeland town of Ellesmere.

- **Grade II Listed Period Property**
- **Convenient Location**
- **Very Well Presented**
- **Courtyard Garden**
- **Useful Storage Shed**
- **Available October 2026**

DESCRIPTION
Situated on Wharf Road, a particularly characterful row of Grade II listed former workers' dwellings located just outside the heart of the Lakeland town of Ellesmere, which boasts a range of amenities, including Supermarket, Schools, and a range of independent shops, whilst also being well placed for access to the wider area and the larger centres of Shrewsbury, Oswestry, and Whitchurch, all of which offer a wider range of educational and recreational facilities.

Internally, the property benefits from comprehensive renovations works which have been newly implemented to a high standard and now provide characterful and well presented living accommodation situated over two floors, these comprising an Entrance Hall, Living Room, Dining Room, Bathroom, and Kitchen, together with two first floor bedroom.

Externally, the property enjoys front and rear gardens, both having been designed with ease of maintenance in mind with, to the front, a largely paved area with inset floral bed and, to the rear, a courtyard garden which leads on to a useful brick-built storage shed

THE ACCOMMODATION COMPRISES
Ground Floor:
Living Room - 3.60m x 3.29m
Dining Room - 2.69m x 2.55m
Kitchen - 2.94m x 2.30m

First Floor:
Bedroom One - 4.46m x 3.29m (max)
Bedroom Two - 2.83m x 2.55m (max)

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.

A deposit free option via Reposit is available.

TERMS
The property is offered on an APT, with longer term tenants preferred.

Pets to be declared prior to viewings

SERVICES
We understand the property to benefit from mains water, gas, electric, and drainage,

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

COUNCIL TAX
The property is shown as being within band B on the local authority register.

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