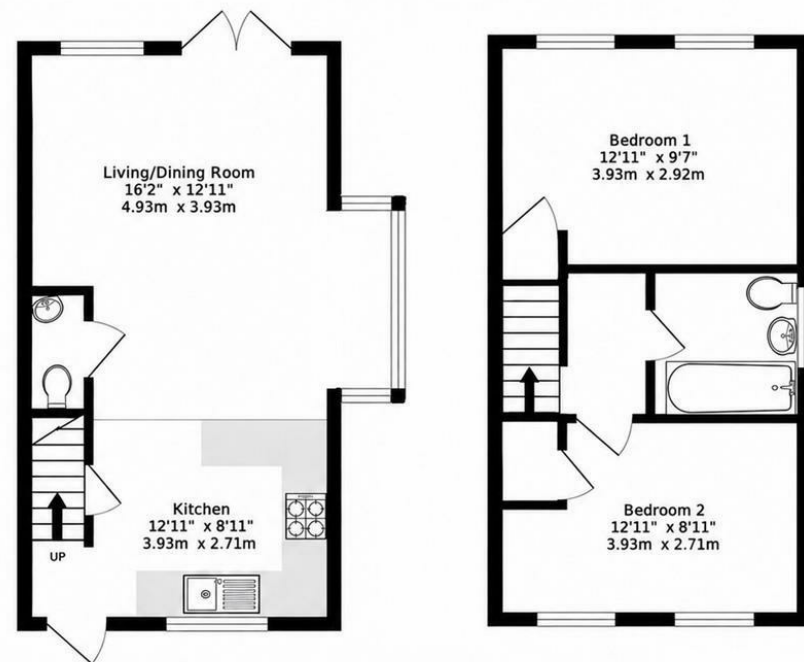


TO LET

1 Brookfield Close, Penley, Wrexham, LL13 0SJ

Halls 1845

TOTAL FLOOR AREA: 677 sq.ft. (63.0 sq.m.) approx.
For identification only - Not to scale.



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. Made with Metropix ©2022



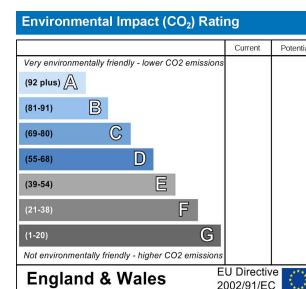
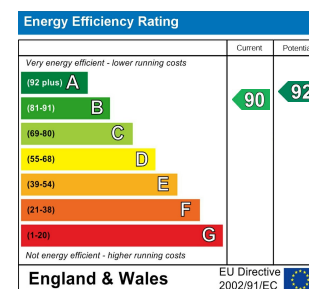
TO LET

£850 Per Calendar Month

1 Brookfield Close, Penley, Wrexham, LL13 0SJ

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 modern two-bedroom semi-detached home boasting a double-width driveway, easily maintained gardens, and well presented living accommodation; conveniently situated within a select development in the popular village of Penley.

Halls 1845

01691 622602

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



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01691 622602

Ellesmere (4 miles), Wrexham (10 miles), Whitchurch (10 miles)

(All distances approximate)

- Modern Home
- Well Presented
- Open Plan Ground Floor
- Double Width Driveway
- Easy Care Gardens
- Popular Village Location

DESCRIPTION

Brookfield Close is a select modern development positioned on the perimeter of the popular village of Penley, which boasts a respectable range of day to day amenities, including convenience store and village hall, whilst containing a number of well-regarded schools, including the Maelor School and the Madras Aided School, whilst also being well situated for access to the towns of Ellesmere and Whitchurch, both of which provide a wider range of educational, recreational and shopping facilities; with thriving county centre of Wrexham lying around 10 miles to the north.

The property is well presented throughout and boasts a contemporary open plan ground floor arrangement, with a modern Kitchen and Living/Dining area all contained within a particularly sociable space, from which a ground floor cloakroom is accessible.

The first floor provides two well proportioned bedrooms, each able to accommodate a double bed; theses served by a tastefully appointed family bathroom comprising a modern white suite.

Externally, the property sits within gardens which extend to the front and rear, the latter of these having ben designed with ease of maintenance in mind. To the side of the property is an adjoining driveway with space for two vehicles.

SCHOOLING

The property lies within a convenient distance of a number of well-regarded state and private schools, including The Madras Aided School, the Maelor School, Lakelands Academy, Ellesmere Primary School, Ellesmere College, Criftins C of E School, Oswestry School, Moreton Hall, and Shrewsbury College.

DIRECTIONS

From Ellesmere proceed along Grange Road in the direction of Overton-on-Dee for approximately 1 mile and turn right signposted 'Penley'. Proceed along this road into the village of Penley. Shortly after a 90 degree right hand bend, the property will be positioned on the right and identified by a Halls "To let" board.

W3W

///cocktail.differ.tracking

TERMS

The property will be offered on an initial six month Occupation Contract, with longer term occupants preferred.

Pets to be declared prior to viewing.

SERVICES

The property is served by mains water and electric and drainage. Heating is provided by an oil-fired boiler.

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.

LOCAL AUTHORITY

Wrexham Council.

COUNCIL TAX

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

VIEWINGS

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

