

BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £950

Wixlee, Swan Hill, Ellesmere, Shropshire SY12 0LZ

 3 Bedrooms

 1 Bathroom

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General Remarks

Semi-Det House & Garage

Popular residential area within walking distance of the Town Centre

Ent Hall, Lounge, Kitchen/Diner, Utility, Three Bedrooms, Bathroom

EPC Rating D|63 Council Tax Band 'B'

Holding Deposit of £219

Deposit of £1096

Location: The popular north Shropshire market town of Ellesmere in the heart of what is known as the 'Shropshire Lakelands' due to its Meres provides a comprehensive range of amenities, recreational facilities, larger stores and supermarkets. There are excellent primary and secondary schools in the town as well as the renowned Ellesmere College. Ellesmere is ideally situated for access to the larger towns of Oswestry, Wrexham, Shrewsbury as well as the City of Chester. The nearby A5 gives access links to the motorway network and the nearby village of Gobowen has a main line train station with direct links to Birmingham and Manchester to the north.

Partly Glazed Entrance Door:

Entrance Hall: Radiator.

Living Room: 16' 3" x 10' 0" (4.95m x 3.05m) Fire surround, matching wall lights, radiator.

Kitchen/Dining Area: 19' 5" x 8' 8" (5.93m x 2.64m) Wood effect vinyl flooring.

Dining Area: Wood effect vinyl flooring. Double sliding patio doors onto the rear garden.

Kitchen: Range of fitted matching base units with matching wall cupboard with worktop surface over, stainless steel sink unit & drainer with mixer tap, partly tiled walls, radiator. Under stairs storage cupboard with shelves.



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Utility Room: 8' 7" x 5' 4" (2.62m x 1.63m) Wood effect vinyl flooring, worktop surface, space for washing machine. Doors providing access to both front and rear of property.

Cloakroom: Wood effect vinyl flooring, low level flush wc, wash hand basin with tile splash.

Staircase to First floor and Landing area: Airing cupboard housing 'Worcester' gas boiler.

Bedroom One: 10' 4" x 9' 6" (3.14m x 2.89m) Radiator.

Bedroom Two: 10' 4" x 7' 11" (3.14m x 2.42m) Built-in wardrobe, radiator.

Bedroom Three: 8' 6" x 5' 10" (2.59m x 1.79m) Built-in over stair head storage cupboard/wardrobe, radiator.

Bathroom: 6' 4" x 5' 9" (1.94m x 1.75m) Vinyl tile effect flooring. panel bath with shower attachment, pedestal wash hand basin, low level flush wc, radiator.

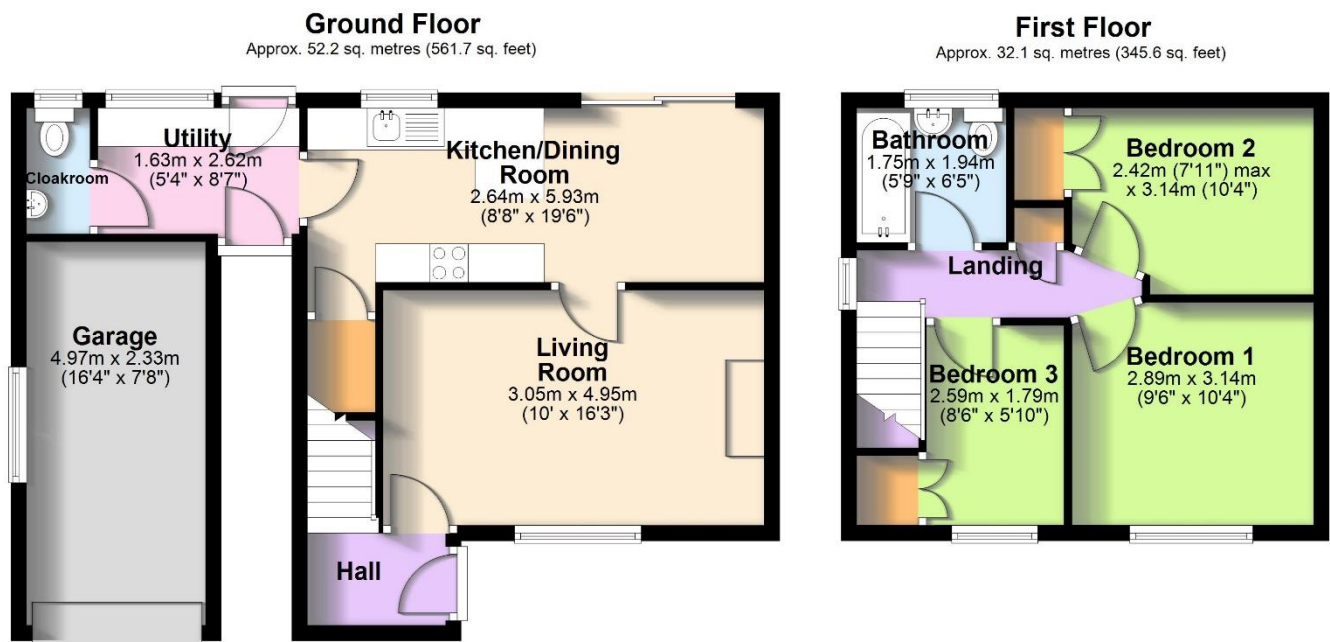
Outside: The property is approached over a tarmac drive providing parking and leading to the single garage, lawn area to the front. The gardens lie predominately to the side and rear of the house and are mainly laid to lawn with a variety of established trees and shrubs. External wall lighting.

Directions: From the agent's office in the town centre proceed to the roundabout at Cross Street, take the 3rd exit right into Talbot Street then next immediate left into Swan Hill. After a short distance 'Wixlee' can be identified on the right handside by the agents 'To Let' board.

Holding Deposit £219.00:

Deposit £1096.00:

: Bowen is a member of and covered by the RICS Client Money Protection and all deposits are protected by TDS (The dispute Service Limited).



Total area: approx. 84.3 sq. metres (907.2 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.



A property business
steeped in heritage
with a forward
thinking outlook.

bowen.uk.com

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