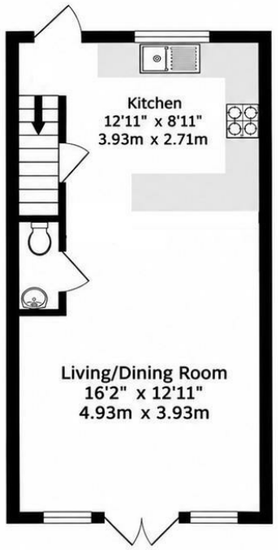
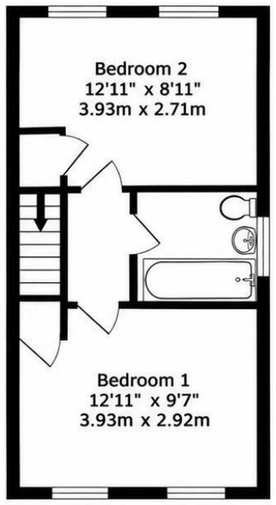
TOTAL FLOOR AREA: 677 sq.ft. (63.0 sq.m.) approx.

For identification only - Not to scale.

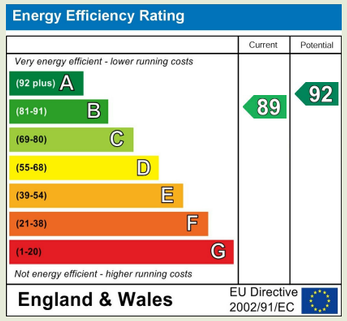


GROUND FLOOR



FIRST 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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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.

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ELLESMERE LETTINGS

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IMPORTANT INFORMATION - **1.** These particulars have been prepared in good faith to provide a fair overview of the property. Please request clarification of any matters important to your decision. **2.** No warranty is given regarding the property's structural condition or the working order of services, appliances, equipment or facilities, which have not been tested unless stated otherwise. Purchasers should arrange appropriate inspections and surveys. **3.** Photographs show selected areas only. Contents shown may not be included, and the property's appearance may have changed. No assumptions should be made about areas not photographed. **4.** All measurements, areas, aspects and distances are approximate and provided for guidance. Purchasers should verify any measurements critical to their requirements. **5.** Photographs, images, videos and other marketing materials may be digitally created or enhanced, including using artificial intelligence (AI). Such materials are illustrative and may not show the property exactly as it appears. Purchasers should verify details through inspection and enquiries. **6.** References to planning permissions or potential uses are provided in good faith. Purchasers should independently verify their accuracy and suitability with the relevant authorities before purchase. **7.** Descriptive opinions are given in good faith and should not be treated as guarantees. Purchasers should make appropriate enquiries to establish whether the property meets their requirements. **8.** Anti-Money Laundering (AML) checks are required by law. Halls Holdings Ltd charges £36 (including VAT) per purchaser for these checks. **9.** Halls Holdings Ltd may receive referral fees or commissions for introducing third-party services, including financial services, surveyors, solicitors and tradespeople. Such arrangements are disclosed in accordance with legal and regulatory requirements. Referral fees do not increase the cost of these services to you. For details, contact Halls Holdings LTD on 01743 450700.

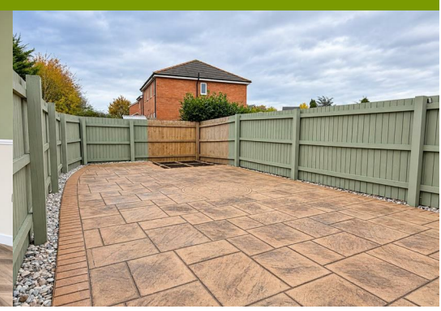


11 BROOKFIELD CLOSE

PENLEY | WREXHAM | LL13 0SJ







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

£850 Per Calendar Month



1 2 1 B

- Modern Home
- Fully Redecorated
- Open-Plan Ground Floor
- Easily Maintained Garden
- Driveway Parking
- 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 benefits from full internal redecoration, whilst boasting 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 is complemented by an easily maintained and predominately paved enclosed rear garden, with further space to the side comprising a tandem tarmac driveway and lawned area.

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

///prosper.producing.lion

TERMS

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

SERVICES

We are advised that the property benefits from mains water and electric. Drainage is to a communal system and the heating is oil-fired.

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.



