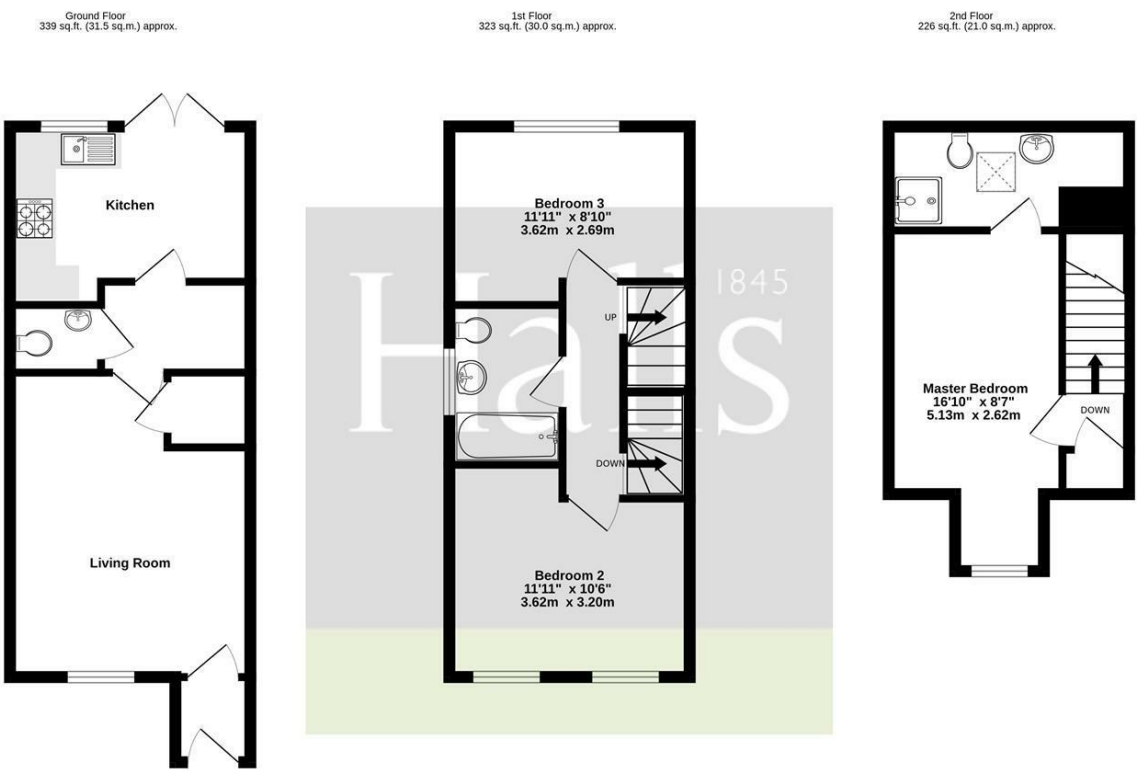


TO LET

13 Tetchill Brook Road, Ellesmere, SY12 0FA



TOTAL FLOOR AREA : 888 sq.ft. (82.5 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 is given as to their operability or efficiency can be given.

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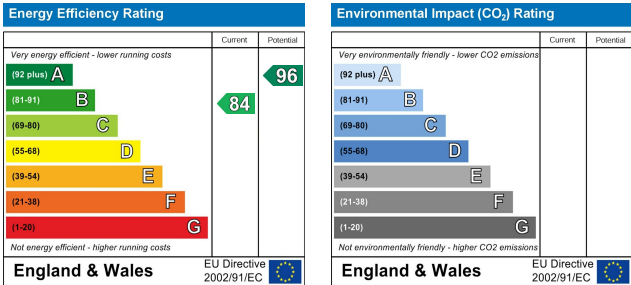
TO LET

£995 Per Calendar Month

13 Tetchill Brook Road, Ellesmere, SY12 0FA

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, three bedroom family home ideally situated within a popular residential location on the edge of Ellesmere. Well presented throughout and boasting a private rear garden, master bedroom with en-suite, and parking space to the front.



01691 622602

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



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- Modern Property
- Edge of Town Location
- Close to Amenities
- Master Bed with En-Suite
- Allocated Parking Space
- Private Rear Garden

DESCRIPTION

Situated within a popular residential location on the edge of the sought after, North Shropshire town of Ellesmere, which boasts a range of amenities, including Schools, Supermarkets, and a number of independent shops. The property is also well located for access to the wider area and the larger centres of Shrewsbury, Oswestry, and Chester.

The property comprises a Living Room, Cloakroom, Kitchen/Breakfast Room, three Bedrooms (the master boasting an en-suite), a family Bathroom, and ample storage cupboards.

Externally, the property is complimented by a private rear garden complete with timber shed and paved patio area, the latter offering an excellent space for outdoor entertaining. To the front of the property is a further area of garden which encompasses an allocated parking space.

LIVING ROOM

11'10" x 15'0" (3.62 x 4.59)

KITCHEN/BREAKFAST ROOM

11'10" x 8'9" (max) (3.61 x 2.69 (max))

MASTER BEDROOM

8'6" x 13'0" (2.60 x 3.98)

BEDROOM TWO

10'5" x 11'10" (3.19 x 3.61)

FAMILY BATHROOM

5'7" x 7'11" (1.71 x 2.42)

BEDROOM THREE

11'9" x 8'10" (3.60 x 2.71)

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.

COUNCIL TAX

The property is listed as a band C on the local authority register.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

TERMS

The property will be offered on an Assured Periodic Tenancy, with longer term tenants preferred.

Pets to be declared prior to viewing.

VIEWINGS

By appointment through Halls, the Square, Ellesmere, Shropshire, SY12 0AW

