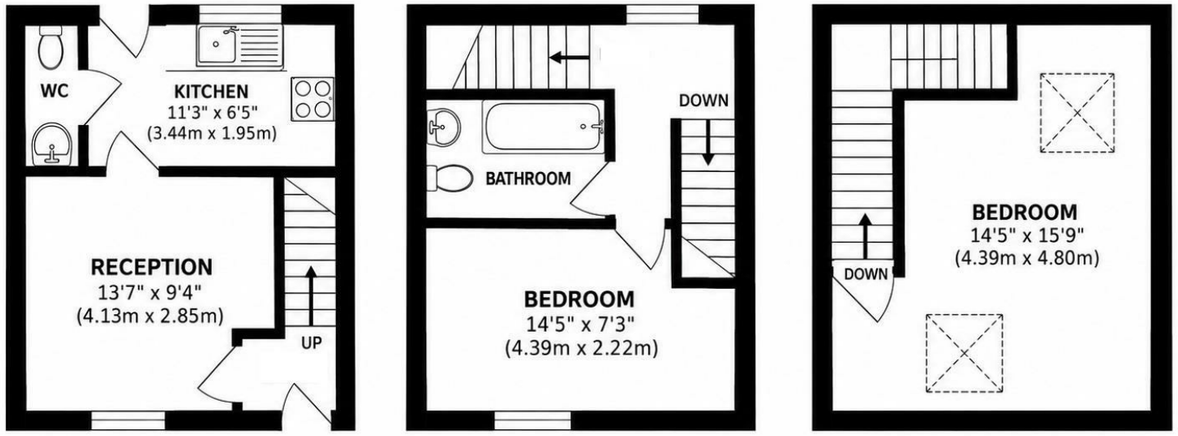
Approximate Gross Internal Area
63.3 sq m / 681 sq ft
For identification only - Not to scale



GROUND FLOOR **FIRST FLOOR** **SECOND FLOOR**

This floor plan is for guidance only and should not be relied upon for any purpose.
All measurements are approximate and are for general guidance only.

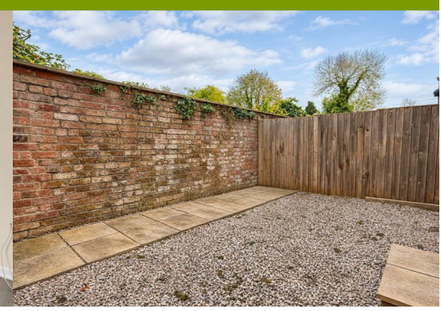


5 BROWNLOW COURT

ELLESMERE | SHROPSHIRE | SY12 0FG

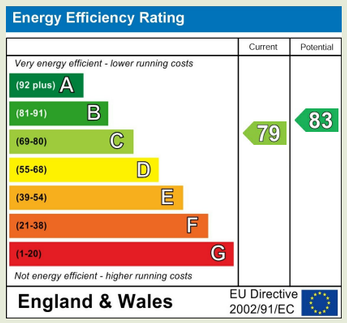






A recently modernised two-bedroom, three-storey home boasting almost 700 sq ft of well presented and deceptively spacious living accommodation, alongside a compact rear garden and allocated parking space; enviably situated in a private position within the heart of historic Ellesmere.

£850 PCM



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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The Property Ombudsman

ELLESMERE LETTINGS
1-3 Cross Street | Ellesmere | Shropshire | SY12 0AW
01691 622602 ellesmerelettings@hallsgb.com
www.hallsgb.com

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.



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- **Three Storey House**
- **Recently refurbished**
- **Courtyard Garden**
- **Town Centre Location**
- **Parking For One Car**
- **Available Long Term**

DESCRIPTION

The property occupies a "tucked away" position close to The Wharf within the historic heart of the lakeland town of Ellesmere, which boasts a respectable range of day-to-day amenities, including schools, supermarket, medical facilities, restaurants, public houses, and a range of independent shops.

Ellesmere is conveniently situated for access to the larger towns of Oswestry and Whitchurch which, between them, offer a more comprehensive array of facilities, with the bustling county centre of Shrewsbury situated some 30 minutes to the south by car.

The property has recently undergone comprehensive refurbishment and now benefits from well presented living accommodation, alongside new decor and flooring throughout, these complemented by an attractive kitchen and modern bathroom suite.

SCHOOLING

Within a comfortable proximity are a number of well-regarded state and private schools including Ellesmere Primary School, Lakelands Academy, The Maelor School, The Madras School, Shrewsbury School, Shrewsbury High School, The Priory, Prestfelde Prep., Packwood Haugh, Adcote School for Girls, Moreton Hall, and Ellesmere College.



TERMS

The property will be offered on an APT with longer term tenants preferred.

Pets to be declared prior to viewing.

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

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

COUNCIL TAX

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

SERVICES

We understand that the property is served by mains water and electric.

W3W

///cropping.animals.liner

VIEWINGS

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



