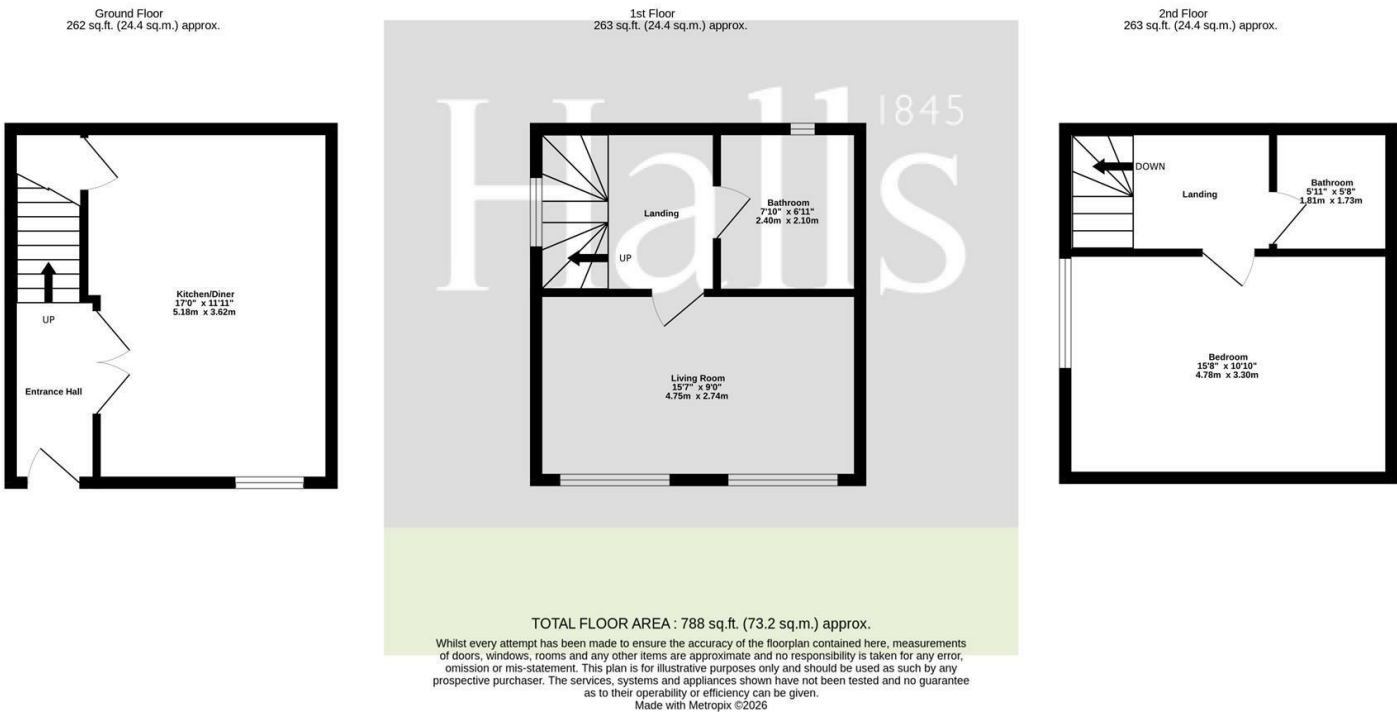


TO LET

1 Brownlow Court, Wharf Road, Ellesmere, Shropshire, SY12 0FG



TO LET

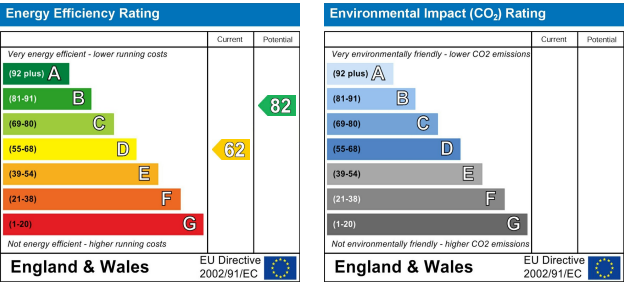
£750 Per Calendar Month

1 Brownlow Court, Wharf Road, Ellesmere, Shropshire, SY12 0FG

A deceptively spacious period townhouse providing over 800 sq ft of well presented and thoughtfully arranged living accommodation complemented by allocated parking; conveniently situated in a "tucked away" position within the historic heart of Ellesmere.

**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.



01691 622602

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



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Oswestry (8 miles), Wrexham (12 miles), Shrewsbury (18 miles) and Chester (28 miles).

(All distances approximate).

- Three Storey Town House
- Deceptively Spacious
- Parking For One Car
- Character Property
- Town Centre Location
- 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 provides generously proportioned living accommodation situated across three comfortably sized floors, these extending to in excess of 800 sq ft and retaining a number of period characteristics. The living accommodation is externally complemented by a compact gravelled area and parking for one vehicle.

#### THE ACCOMMODATION COMPRISES:

##### KITCHEN/DINER

12'4" x 16'10" (3.76m x 5.13m)

##### LIVING ROOM

15'8" x 8'8" (4.79 x 2.65)

##### BATHROOM

7'1" x 7'9" (2.15 x 2.36)

##### BEDROOM

15'8" x 11'4" (4.79 x 3.46)

#### SHOWER ROOM

5'10" x 5'11" (1.79 x 1.81)

#### TERMS

The property is offered on an APT, with longer term tenants preferred.

Pets to be declared prior to viewings

#### HOLDING DEPOSIT

A holding deposit equal to one week's rent will be due upon application.

#### SECURITY DEPOSIT

A deposit equal to five weeks' rent will be due to be held by the DPS.

A deposit free option via Reposit is available.

#### LOCAL AUTHORITY

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

#### COUNCIL TAX

The property is in Band ' B ' on the Shropshire Council Register.

#### SERVICES

The property has the benefit of mains water, electricity and drainage.

#### W3W

///swanky.sculpture.thatched

#### VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: 01691 622602.

