

TO LET

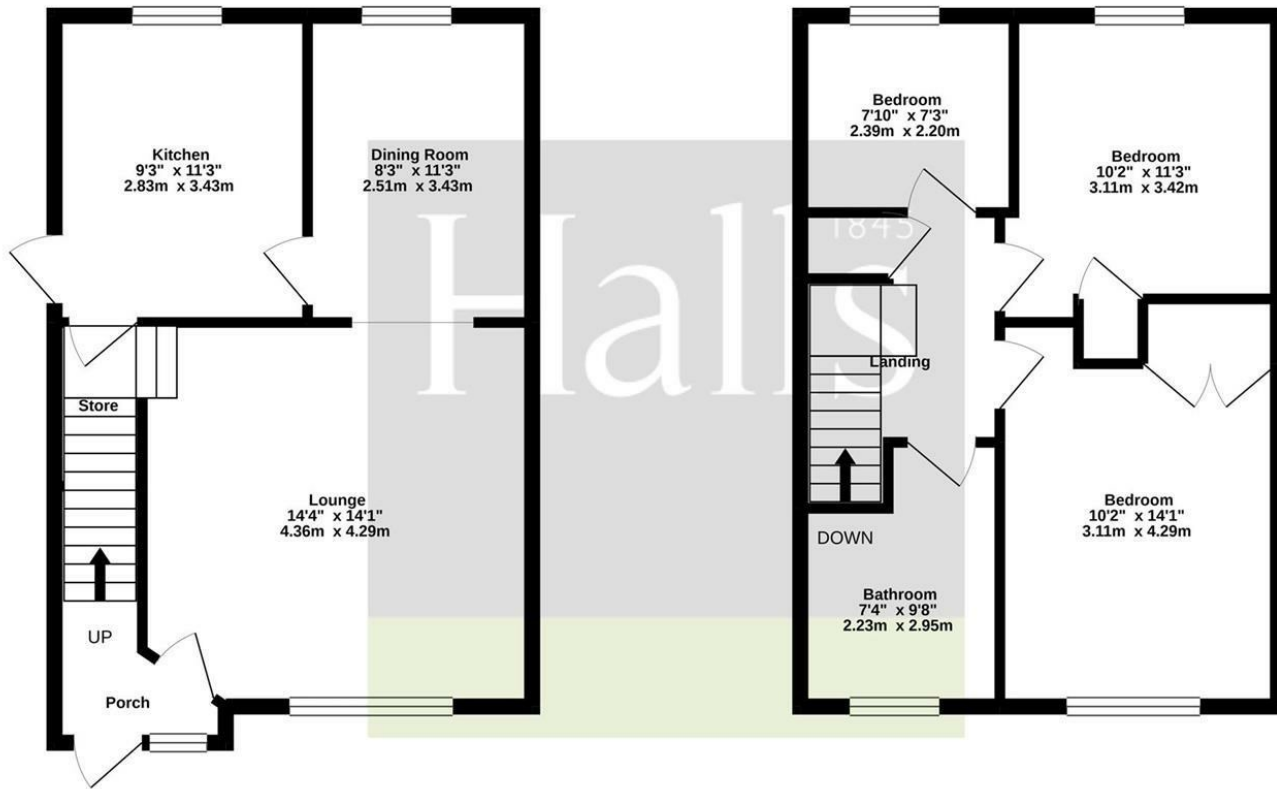
71 Cherry Drive, Ellesmere, Shropshire, SY12 9PF

Halls 1845



Ground Floor
452 sq.ft. (42.0 sq.m.) approx.

1st Floor
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA: 896 sq.ft. (83.2 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 as to their operability or efficiency can be given. Made with Metropix ©2021.

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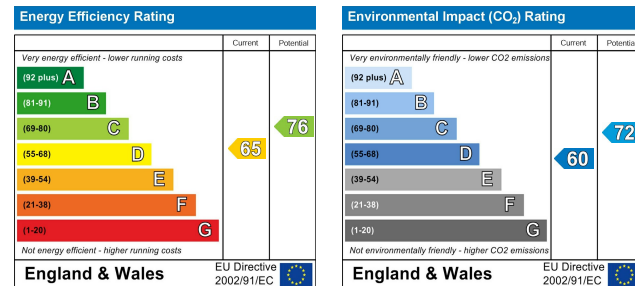
£950 Per Calendar Month

71 Cherry Drive, Ellesmere, Shropshire, SY12 9PF

A comfortably proportioned three-bedroom semi-detached family home boasting generous gardens, driveway parking, and a single garage, conveniently situated on the perimeter of a popular development on the fringe 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.



Halls 1845

01691 622602

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



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Oswestry (8 miles), Wrexham (12 miles), Whitchurch (13 miles), Shrewsbury (17 miles)

All distances approximate.

- Family Home
- Three Bedrooms
- Separate Dining Room
- Large Gardens
- Driveway & Garage
- Popular Location

DESCRIPTION

71 Cherry Drive occupies a pleasant position on the perimeter of a popular and well regarded development situated on the fringe of the lakeland town of Ellesmere, which boasts a respectable range of day to day amenities, including Schools, Supermarket, Public Houses, Restaurants, Medical Facilities, and a range of independent Shops. The larger towns of Oswestry and Whitchurch are both within easy reach and offer a more comprehensive selection of amenities.

The local county centres of Shrewsbury, Wrexham, and Chester are all within a reasonable commuting distance, with rail links available in the village of Gobowen and the town of Wem

The property itself benefits from a recently modernised Bathroom and extends to around 900 sq ft, thus providing ample living space ideally suited to families, with a ground floor which comprises an Entrance Hall, Living Room, Dining Room, and Kitchen, together with three first floor Bedrooms and a family Bathroom.

Externally, the property is complemented by gardens to both the front and rear, with the former of these featuring an expanse of lawn bordered to one side by a driveway which culminates at a single garage. The rear gardens are larger than might be anticipated and predominately laid to lawn, but with established floral borders and a paved patio area.

THE ACCOMMODATION COMPRISES

- Ground Floor -

Entrance Porch:

Living Room: 4.36m x 4.29m

Dining Room: 2.51m x 3.43m

Kitchen: 2.83m x 3.43m

- First Floor -

Bedroom One: 3.11m x 4.29m

Bedroom Two: 3.11m x 3.42m

Bedroom Three: 2.39m x 2.20m

Family Bathroom:

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.

SERVICES

We understand that the property has the benefit of mains water, gas, electricity, and drainage.

LOCAL AUTHORITY

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

COUNCIL TAX

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

TERMS

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

Pets to be declared prior to viewing.

VIEWING

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

