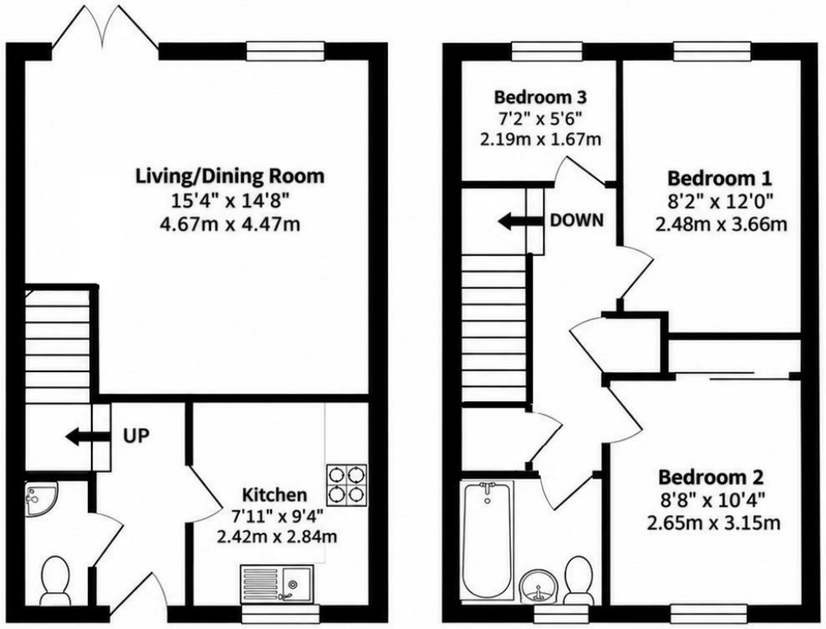

GROUND FLOOR

FIRST FLOOR

Total Floor Area:
735 sq ft (68.2 sq m) approx.

For identification only - Not to scale

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.

Regulated by RICS

arla | propertymark PROTECTED

naea | propertymark PROTECTED

The Property Ombudsman

Halls 1845

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.



19 WISTERIA WAY

ELLESMERE | SHROPSHIRE | SY12 9FF







A modern, three bedroom family home situated within a recent development on the outskirts of Ellesmere. Immaculately presented and boasting driveway parking.

£995 Per Month



1 3 1 B

- Modern Property
- Family Home
- Excellent Location
- Available Long Term
- Driveway Parking
- Front and Rear Gardens

DESCRIPTION

A modern, three-bedroom semi-detached home which has been thoughtfully designed to meet the needs of contemporary family life, with around 750 sq ft of neutrally presented living accommodation situated across two comfortably proportioned floors.

The property boasts garden space to both the front and rear, alongside driveway parking to the side. The fore features an area of lawn intersected by a paved walkway, with the rear benefitting from a lawned area joined by a paved patio area ideal for outdoor dining and entertaining.

SCHOOLING

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

KITCHEN

7'11" x 9'4"



LIVING/DINING ROOM

15'4" x 14'8"

MASTER BEDROOM

7'11" x 12'0"

BEDROOM TWO

8'8" x 10'4"

BEDROOM THREE

7'2" x 5'6"

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.

TERMS

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

Pets to be declared prior to viewing.

LOCAL AUTHORITY

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

COUNCIL TAX

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

VIEWINGS

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



