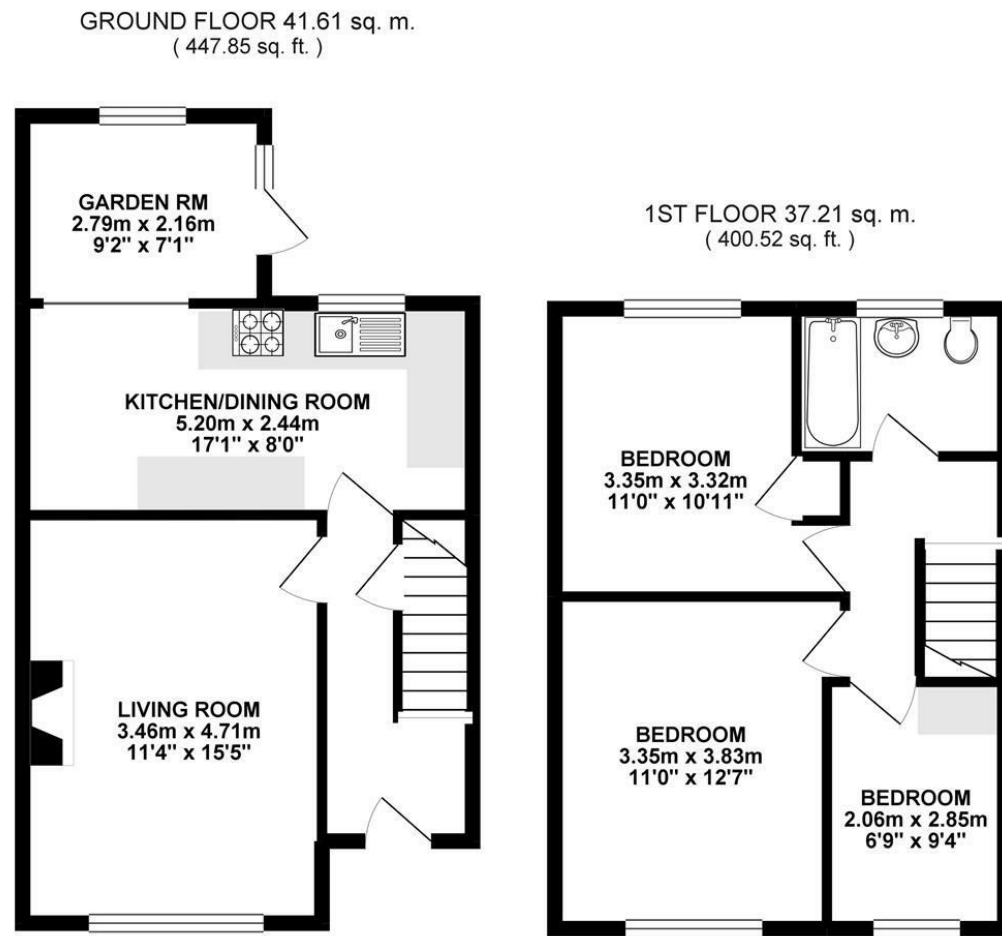


TO LET

11 Berwyn View, Ellesmere, Shropshire, SY12 0DJ



TOTAL FLOOR AREA : 78.82 sq. m. ( 848.37 sq. ft. ) 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.  
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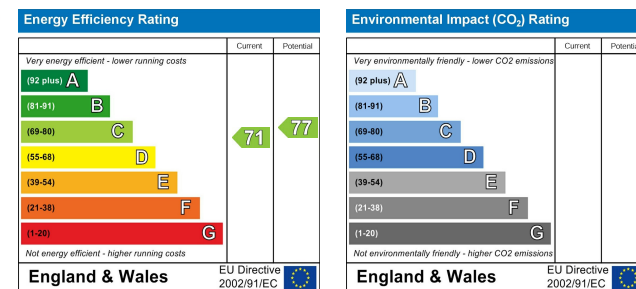
TO LET

£850 Per Calendar Month

11 Berwyn View, Ellesmere, Shropshire, SY12 0DJ

**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 well proportioned three-bedroom semi-detached family home boasting easily maintained rear gardens and conveniently situated on the perimeter of a popular development of homes close to Ellesmere town centre.



01691 622602

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



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

All distances approximate

- **Three Bedrooms**
- **Extended**
- **Close to Amenities**
- **Easy Maintenance Rear Gardens**
- **Available Long Term**
- **Popular Development**

**DESCRIPTION**

Berwyn View is a popular development of homes situated in a convenient location within walking distance of the centre of Ellesmere, which boasts a range of day-to-day amenities, including Schools, Supermarket, Public Houses, Restaurants, Medical Facilities, and a range of independent Shops. The larger towns of Whitchurch and Oswestry east and west respectively and offer a broader array of facilities, with the county centre of Shrewsbury positioned around 17 miles to the south.

11 Berwyn View benefits from a versatile ground floor extension and now boasts around 850 sq ft of thoughtfully arranged and family friendly living accommodation which, at present, comprises an Entrance Hall, living Room with log-burner, open-plan Kitchen/Dining Room, and Garden Room, together with three first floor Bedrooms and a family Bathroom.

The property enjoys gardens to both the front and rear, with the former of these retained within an establish hedge boundary and featuring a walkway which leads past the side of the property to the rear, where can be found predominately paved and easily maintained gardens, accompanied by a brick-built shed.

**THE ACCOMMODATION COMPRISES**

- Ground Floor -  
 Entrance Hall:  
 Living Room: 3.46m x 4.71m  
 Kitchen/Dining Rm: 5.20m x 2.44m  
 Garden Rm: 2.79m x 2.16m

- First Floor -  
 Bedroom One: 3.35m x 3.83m  
 Bedroom Two: 3.35m x 3.32m  
 Bedroom Three: 2.06m x 2.85m  
 Family Bathroom:

**TERMS**

The property will be offered on a Assured Period Tenancy, with longer term tenants preferred.

Pets to be declared prior to viewing.

**SERVICES**

The property is understood to benefit from mains water, drainage, electrics, and gas.

**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.

**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.

**VIEWINGS**

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

