

Halls 1845

6 HOLT END

BERWICK GRANGE | SHREWSBURY | SHROPSHIRE | SY1 4YF



A well proportioned terraced house, offering excellent accommodation set with driveway parking and gardens in a popular residential area.

£850 Per Calendar Month



- Close to town amenities
- Spacious accommodation
- 2 Bedrooms
- Recently redecorated
- Enclosed rear garden
- 2 Allocated parking spaces

DIRECTIONS

From Shrewsbury town centre proceed along Castle Foregate and onto the (A512) Whitchurch Road. Proceed along heading straight past the Tesco supermarket on the left hand side and take the right turn into Shillingstone Drive. Take the second left turn onto Hallam Drive and the next left to Holt End. The property will be found clearly identified by a Halls 'To Let' board

SITUATION

The property is positioned in this most desirable and popular development which is located within a short distance of the town centre. The town centre provides a comprehensive range of both social and leisure facilities including restaurants and shops. There are some delightful walks along the banks of the River Severn and a rail service within walking distance.

DESCRIPTION

A well proportioned and recently redecorated mid terrace house, offering a spacious living room, kitchen dining room, 2 bedrooms and a bathroom. Outside there is allocated parking and a lawned garden.

GENERAL REMARKS



FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TERMS OF LEASE

Available on an assured periodic tenancy. A security deposit of 5 weeks will be required to be held by the DPS. A holding deposit of 1 weeks rent is required to enable us to carry out our referencing.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

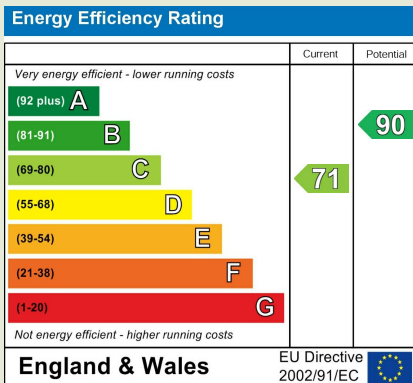
COUNCIL TAX

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

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.





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.



SHREWSBURY LETTINGS

2 Barker Street | Shrewsbury | Shropshire | SY1 1QJ

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➡ www.hallsgb.com



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upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. 6. Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 7. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 8. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. 9. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the