

20 WHARF ROAD

ELLESMERE | SHROPSHIRE | SY12 0EL







A traditional, grade II listed property situated on Ellesmere's beautiful Wharf Road. Well presented throughout and offering excellent access to all local amenities.

£850 Per Calendar Month





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- **Period town cottage**
- **Grade II listed**
- **2 bedrooms**
- **Great charm & character**
- **Easily managed gardens**
- **Edge of town centre**

DESCRIPTION

A traditional, grade II listed cottage within the sought after, North Shropshire town of Ellesmere. The property is located just moments from the picturesque wharf, which boasts beautiful walks alongside the Shropshire Union Canal and around the many local meres. The property is also well situated for access to Ellesmere's thriving local centre. Internally the property is well presented and comprises an open plan living room and dining room, kitchen, two bedrooms, and bathroom. Externally the property benefits from front and rear gardens, the latter of which includes a brick built outbuilding.

LOUNGE

15'1" x 12'0" (4.61 x 3.66)

DINING ROOM

10'2" x 8'3" (3.10 x 2.52)

KITCHEN/BREAKFAST ROOM

9'8" x 6'10" plus 5'6" x 4'2" (2.94 x 2.09 plus 1.68 x 1.27)

MASTER BEDROOM

10'3" x 9'9" (3.12 x 2.97)

BEDROOM TWO

11'2" x 4'5" widening to 7'5" (3.40 x 1.34 widening to 2.26)

BRICK OUTBUILDING

9'11" x 8'3" (3.02 x 2.51)

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.

A deposit free option is available via Reposit.

W3W

///coins.churn.engraving

TERM

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

Pets to be declared prior to viewing.

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 shown as being within band B on the Shropshire Council Register.





VIEWINGS

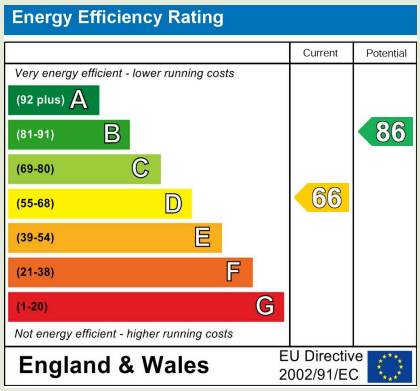
By appointment through Halls, The Square, Ellesmere, Shropshire. Tel:(01691) 622602.

N.B.

Potential viewers are advised that the photos used were taken in 2022.

Reposit

Rent without a deposit



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

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The Property Ombudsman

Halls 1845

ELLESMERE LETTINGS

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1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using 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