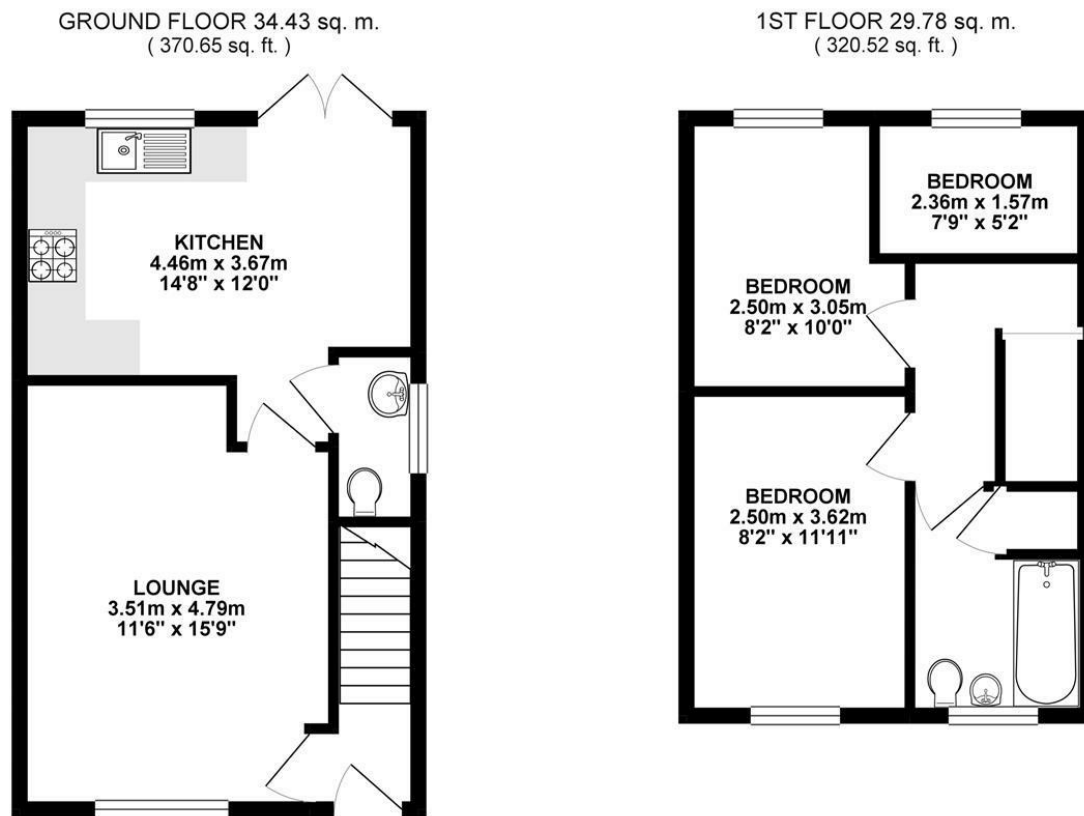


TO LET

7 Henka Road, Penley, Wrexham, LL13 0QE



TOTAL FLOOR AREA: 64.21 sq. m. (691.17 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.
 Made with Metropix (2020)

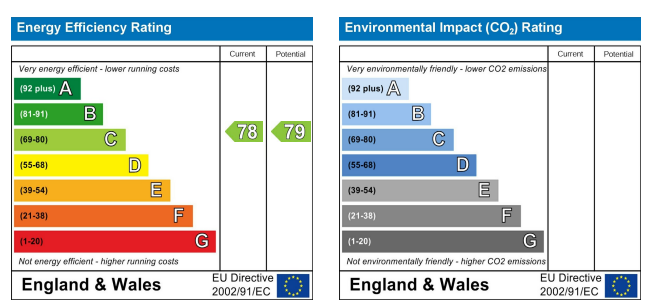


TO LET

£920 Per Calendar Month

7 Henka Road, Penley, Wrexham, LL13 0QE

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 freshly redecorated three-bedroom end-of-terrace family home boasting around 700 sq ft of well presented living accommodation, alongside gardens, ample driveway parking, and a single garage, conveniently situated within a popular development in the village of Penley.



01691 622602
Ellesmere Lettings
 1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
 E: ellesmerelettings@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

- Family Home
- Freshly Decorated
- Well Proportioned
- Generous Gardens
- Driveway and Garage
- Available Long Term

DESCRIPTION

7 Henka Road is conveniently situated within a popular residential development in the village of Penley, which boasts a range of day-to-day amenities, including Convenience Store, Church, Village Hall, and two particularly well-regarded Schools, whilst also benefitting from immediate access to the gently undulating landscape of the England/Wales border.

Penley retains a useful proximity to the lakeland town of Ellesmere and the thriving market town of Whitchurch which, between them, provide a wider range of amenities, with further schooling, Medical Facilities, Public Houses, Restaurants, and myriad independent Shops.

The county centre of Wrexham is positioned some 10 miles to the north and enjoys a comprehensive offering of facilities, including cultural and artistic attractions.

7 Henka benefits from a recent scheme of improvement works and now provides around 700 sq ft of well presented and thoughtfully arranged living accommodation ideally suited to families situated across two floors.

The property is complemented by a larger than anticipated rear garden, this predominately laid to lawn and joined by a paved patio area. Positioned to the side of the property is tandem driveway parking for a number of vehicles, this culminating at a single garage.

THE ACCOMMODATION COMPRISES

- Ground Floor -
- Lounge: 3.51m x 4.79m
- Kitchen/Dining Room: 4.46, x 3.67m
- Cloakroom:

- First Floor -
- Bedroom One: 2.50m x 3.62m
- Bedroom Two: 2.50m x 3.05m
- Bedroom Three: 2.36,m x 1.57
- Family Bathroom:

TERMS

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 is served by mains water, electric, drainage, and gas.

LOCAL AUTHORITY

Wrexham Council

COUNCIL TAX

The property is shown as being within council tax band C on the local authority register.

VIEWINGS

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

