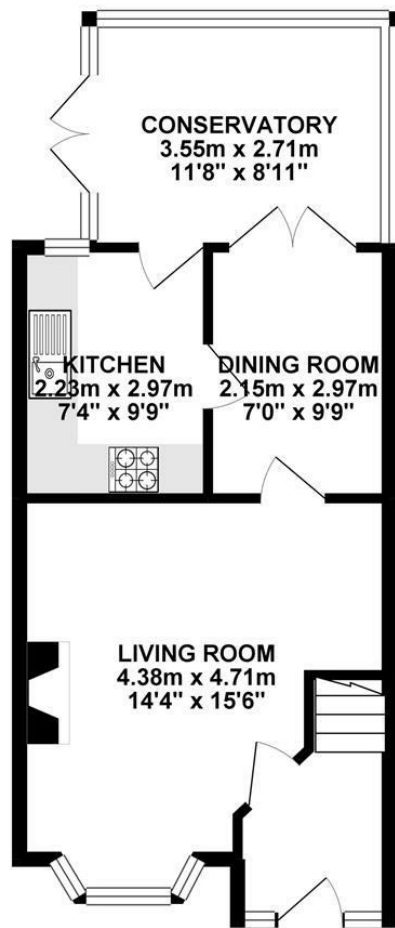


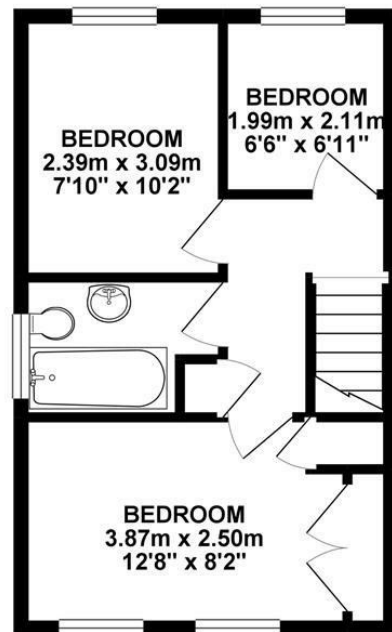
TO LET

22 Fir Tree Close, Ellesmere, Shropshire, SY12 9PQ

GROUND FLOOR 43.23 sq. m.
(465.33 sq. ft.)



1ST FLOOR 31.70 sq. m.
(341.20 sq. ft.)



TOTAL FLOOR AREA: 74.93 sq. m. (806.53 sq. ft.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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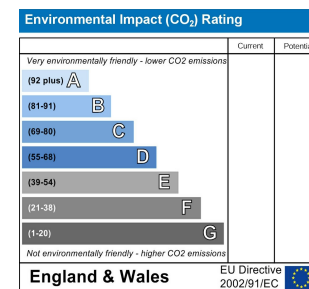
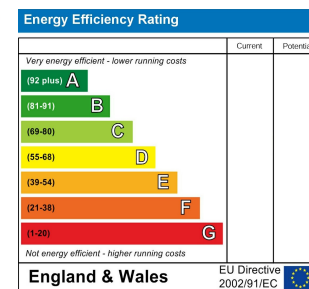
TO LET

£995 Per Calendar Month

22 Fir Tree Close, Ellesmere, Shropshire, SY12 9PQ

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 thoughtfully designed and freshly redecorated three-bedroom semi-detached family home benefitting from enclosed gardens, driveway parking, and a single garage, enviably situated within a popular development of similar homes on the perimeter of Ellesmere.



01691 622602

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



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Oswestry (8 miles) Shrewsbury (16 miles) and Chester (25 miles)

(All Distances Approximate)

- Semi-Detached Family House
- Gas Central Heating
- Driveway and Garage
- Three Bedrooms
- Popular Location
- Enclosed Garden

DESCRIPTION

Fir Tree Close lies within a popular development of homes positioned on the perimeter of the picturesque lakeland town of Ellesmere, which boasts a respectable range of day to day amenities, including Schools, Supermarket, Public Houses, Restaurants, Medical Centres, and a range of independent shops. The larger market towns of Oswestry and Whitchurch both lie within easy reach and the county centres of Wrexham and Shrewsbury are situated to the north and south respectively, allowing for a greater range of attractions.

The property has recently been subject to a scheme of decorative improvements and now provides around XXXX sq ft of well presented and thoughtfully arranged living accommodation ideally suited to families, with a spacious Living Room, Dining Room, and Kitchen on the ground floor complemented by a rear Conservatory, these joined by three first floor Bedrooms and a family Bathroom.

The property is approached over a driveway which leads to a single garage, from where a metal gates segues through to private enclosed rear gardens, these comprising a useful seating area, an expanse of shaped lawn, and mature hedge boundaries.

THE ACCOMMODATION COMPRISES

- Ground Floor -

Entrance Hall:

Living Room: 4.38m x 4.71m

Dining Room: 2.15m x 2.97m

Kitchen: 2.23m x 2.97m

Conservatory: 3.55m x 2.71m

- First Floor -

Bedroom One: 3.87m x 2.50m

Bedroom Two: 2.39m x 3.09m

Bedroom Three: 1.99m x 2.01m

Family Bathroom:

TERMS

The property is to be offered on a periodic tenancy agreement with longer term tenants preferred.

Pets to be declared prior to viewing.

SERVICES

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

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

COUNCIL TAX

The property is shown as being within council tax band C 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.

