



TO LET

£925 Per calendar month

Old Kenwick, Kenwick,
Ellesmere, Shropshire, SY12 0JA

An elevated and superbly situated well designed four bedroomed detached family home enjoying super views over the North Shropshire countryside. Available To Let on an initial 6 month Assured Shorthold Tenancy Agreement with a longer term tenant preferred.



Ellesmere (4 miles), Shrewsbury (13.5 miles), Chester (30 miles) (All Distances Approximate)



- **Four Bedrooms**
- **Kitchen/Dining Room**
- **Lounge**
- **Family Bathroom**
- **Garage and Gardens**
- **Super Views**

DESCRIPTION

Halls are delighted with instructions to offer Old Kenwick, at Kenwick, To Let on an initial 6 month Assured Shorthold Tenancy Agreement with a longer term tenant preferred.

Old Kenwick is a superbly situated 4 bedroomed detached family home enjoying glorious views over the surrounding North Shropshire countryside.

The internal accommodation, comprises, on the ground floor a Reception Hall, Lounge, Cloakroom, Kitchen/Dining Room and Utility Room together with four first floor bedrooms and a Family Bathroom. There is access to a attic providing ample storage space.

Outside, the property is complimented by a large gravelled car parking area fronted by the integral single garage. There are areas of shaped lawn and the gardens all enjoy wonderful views over the North Shropshire countryside.

SITUATION

Old Kenwick is situated just outside the well known and popular North Shropshire village of Cockshutt. Cockshutt has an excellent range of local facilities to include a post office/village store, public house, primary school, parish church and village hall to name but a few. However, the larger centres of Ellesmere (4

miles) and Wem (6 miles) are, both, within easy motoring distance and both have an excellent range of local shopping, recreational and educational facilities. The county town of Shrewsbury is, also, only 11 miles away which has a more comprehensive range of amenities of all kinds.

DIRECTIONS

From Ellesmere take the A528 in the direction of Shrewsbury for approximately 3.5 miles and turn right signposted 'Kenwick Springs'. Continue along this country lane for approximately 0.2 of a mile and Old Kenwick will be located the left hand side, identified by Halls To Let board.

THE ACCOMMODATION COMPRISES:

A wooden front entrance door opening in to a:

RECEPTION HALL

With a fitted carpet as laid, two double glazed windows to front elevation enjoying views over the open countryside, staircase leading to first floor, super exposed timbers door in to a:

STORAGE CUPBOARD

With a fitted carpet as laid and window to rear elevation.

A door leads from the Reception Hall in to the:

LOUNGE

20'8" x 23'4" (6.292m x 7.109m)

(Maximum) With a fitted carpet as laid, double glazed window to rear elevation, double glazed window to side elevation, double opening double glazed doors leading out to the paved patio area and an open fireplace.

A further door leads from the Reception Hall in to the:



2 Reception
Room/s



4 Bedroom/s



1 Bath/Shower
Room/s



CLOAKROOM

With a fitted carpet as laid, double glazed opaque window to rear elevation, low flush WC and vanity hand basin (H&C) with vanity cupboard below and tiled splash over.

A further door leads from the Reception Hall in to the:

KITCHEN/DINING ROOM

18'10" x 16'0" (5.745m x 4.874m)

With part tiled and part carpet tiled floor, two double glazed windows (one to rear elevation, one to front elevation), extensive fitted Kitchen including base units incorporating cupboards and drawers with work surface over, matching eye-level cupboards, electric double oven, electric four ring hob, 1.5 bowl stainless steel sink unit (H&C), integrated fridge and a door opening in to the:

UTILITY ROOM

With a linoleum covered floor, double glazed window to front elevation, a stainless steel single drainer sink unit (H&C) with cupboards below, space and plumbing for appliances and the oil fired boiler, an internal door opening through to the:

SINGLE GARAGE

With an electrically operated door.

A further door leads from the Kitchen/Dining Room in to the:

REAR ENTRANCE HALL

With a door to the rear.

The carpeted staircase rises from the Reception Hall up to a:

FIRST FLOOR LANDING

With a continuation of the fitted carpet as laid, windows to front elevation and super exposed timbers and door in to an AIRING CUPBOARD

BEDROOM 1

19'1" x 15'7" (5.809m x 4.747m)

With a fitted carpet as laid, two double glazed windows to rear elevation enjoying wonderful views over open countryside and further double glazed window to side elevation, again enjoying super views of open countryside and Crosemere beyond, fitted wardrobes and super range of ceiling timbers.

BEDROOM 3

14'4" x 6'6" (4.368m x 1.970m)

(Plus 2.177m x 1.519m) The Room is 'L' shaped with a fitted carpet as laid, two double glazed windows (one to front elevation and second to side elevation), both enjoying super views over the open countryside and Mere beyond.

FAMILY BATHROOM

With a fitted carpet as laid, low flush WC, pedestal wash hand basin (H&C), extensively tiled walls, panelled bath (H&C) with electric shower over and window to front elevation.

BEDROOM 2

16'3" x 12'2" (4.951m x 3.697m)

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With a fitted carpet as laid, double glazed window to rear elevation, again enjoying views over the open countryside.

BEDROOM 4

17'9" x 10'5" (5.417m x 3.184m)

With wooden flooring, double glazed window to rear elevation enjoying super views, door opening in to an understairs storage cupboard and door opening in to a staircase which leads up to the:

ATTIC ROOMS

The Attic is all boarded and ideal for storage.

OUTSIDE

The property is approached over a gravelled driveway providing ample parking which leads to the garage.

The driveway is bordered by shaped areas of lawn. There is a further area of lawn to the front of the property.

To the rear of the there is a paved patio area ideal for outside dining/sitting etc.

The property enjoys super views over open countryside.

SERVICES

We understand that the property has the benefit of mains water and electricity. Drainage is to a private system.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is in Band ' F ' on the Shropshire Council Register. The payment for 2014/2015 is £2141.26.

TERM

The property is available on an assured shorthold tenancy agreement for 6 months initially, however, the landlord may be willing to extend the tenancy, if required.

REFERENCING & LEGAL FEES

An application fee of £180.00 will be required to cover the cost of references and the production of an assured shorthold tenancy agreement. This fee is non refundable in the event the tenant is not approved for the property or decides not to take up the tenancy.

DEPOSIT

A security deposit of £1492.50 will be required to be held by the DPS.

CONDITIONS

No smokers

Pets to be declared prior to viewing the property

No DSS

VIEWING

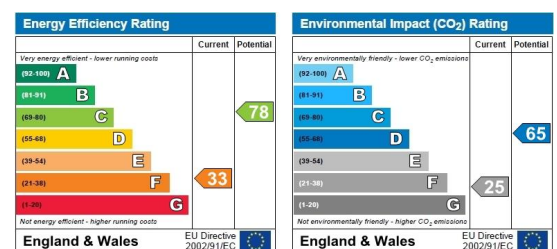
By appointment through Halls, The Square, Ellesmere, Shropshire. Tel:(01691) 622602.

Property to let? We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual

circumstances and requirements.

Looking to invest? We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.

Energy Performance Ratings



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