

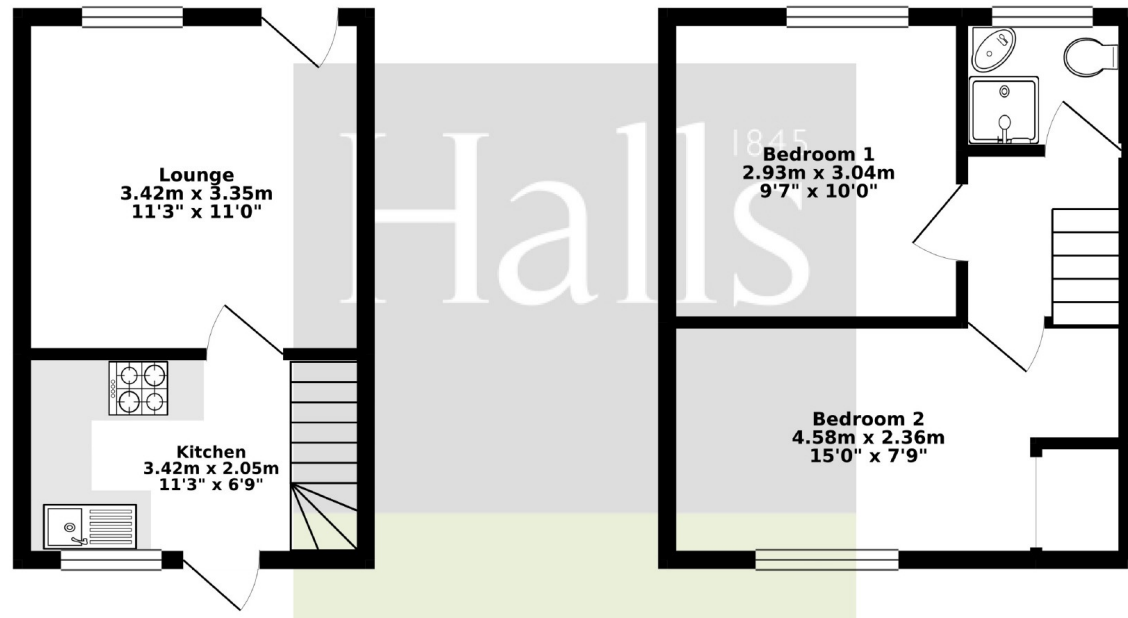
TO LET

28 Birch Road, Ellesmere, Shropshire, SY12 0ET



Ground Floor 18.46 sq. m.
(198.65 sq. ft.)

1st Floor 24.72 sq. m.
(266.05 sq. ft.)



TOTAL FLOOR AREA : 43.17 sq. m. (464.70 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.
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Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



TO LET

£425 Per calendar month

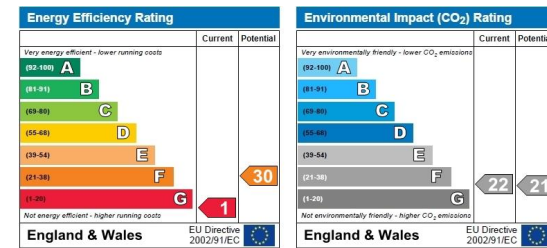
28 Birch Road,
Ellesmere, Shropshire, SY12 0ET

A very well presented end of terrace 2 Bedroom period town cottage which has been recently modernised, with a small rear yard situated in an extremely convenient location, a short walk from the centre of the popular North Shropshire Lakeland town of Ellesmere. Available To Let on an initial 6 month Assured Shorthold Tenancy agreement with a longer term tenant preferred.

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



01691 622 602

Ellesmere office:
The Square, Ellesmere, Shropshire, SY12 0AW
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1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- 2 Bedrooms
- Kitchen
- Living Room
- Kitchen
- Town Centre Cottage
- Charm & Character

DESCRIPTION

Halls are delighted with instructions to offer 28 Birch Road, Ellesmere, To Let on an initial 6 month Assured Shorthold Tenancy Agreement with the longer term tenant preferred.

28 Birch Road is a very well presented end of terrace 2 bedroomed period town cottage, situated in an extremely convenient location, a short walk from the centre of the popular Lakeland town of Ellesmere.

The internal accommodation, which has been recently modernised, comprises a Sitting Room and Kitchen on the ground floor, together with 2 first floor Bedrooms and a Shower Room. The property benefits from a central heating system, double glazed windows and doors throughout.

Outside, there is a small yard to the rear, ideal for bin storage etc and a right of way leading to the front of the property.

SITUATION

28 Birch Road is situated a short walk from the centre of the popular North Shropshire Lakeland

town of Ellesmere. Ellesmere is renowned for its meres and canals and has an excellent range of local shopping, recreational and education facilities. The larger centres of Oswestry (8 miles) and the county towns of Shrewsbury (16 miles) and Chester (25 miles) and also within easy motoring distance.

THE ACCOMMODATION COMPRISES

A partly glazed front entrance door opening in to a:

SITTING ROOM

3.43m x 3.35m (11'3 x 11'0)

With laminate flooring, double glazed window to front elevation, a feature range oven set in an exposed brick arch. A partly glazed door leads through to the:

KITCHEN

3.43m x 2.06m (11'3 x 6'9)

With a ceramic tiled floor and a fully fitted kitchen including a circular stainless steel sink unit with swan neck mixer tap over and draining area to one side, a range of roll topped work surfaces with base units incorporating a cupboard and drawers, a pull out storage rack, planned space for a fridge, a fitted Belling 4 ring gas hob unit with oven below, a range of matching eye level units, planned space for a microwave, double glazed window to rear elevation, a partly glazed rear entrance door, a recessed shelved area, providing storage space

with further storage space below and a door leading to the carpeted staircase, which rises to the:

FIRST FLOOR LANDING

With a continuation of the fitted carpet as laid, a radiator and a door in to:

BEDROOM 1

10'0" x 9'7" (3.055m x 2.918m)

With a double glazed window to front elevation, a fitted carpet as laid, radiator.

BEDROOM 2

4.57m x 2.36m (15'0 x 7'9)

With a fitted carpet as laid, a double glazed window to rear elevation, a recessed wardrobe with 2 hanging rails and slatted shelving providing ample space for linen etc., an inspection hatch to roof space.

SHOWER ROOM

With fully tiled walls, an opaque glazed window to front elevation, low flush W.C., hand basin and shower cubicle.

OUTSIDE

Directly to the rear of the property is a small covered yard area with a right of way leading to the front of the property.

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 in Band ' A ' on the Shropshire Council Register.

TERM

The property is available on an Assured Shorthold Tenancy agreement for 6 months initially, however, a long term tenant is preferred.

HOLDING FEE

A holding fee of one weeks rent is applicable upon successful application. This fee is non refundable in the event the tenant is not approved for the property or decides not to take up the tenancy.

CONDITIONS

No smokers
Pets to be declared prior to viewing the property.
No DSS.

DEPOSIT

A security deposit of 5 weeks rent will be required to be held by the DPS.

VIEWING

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