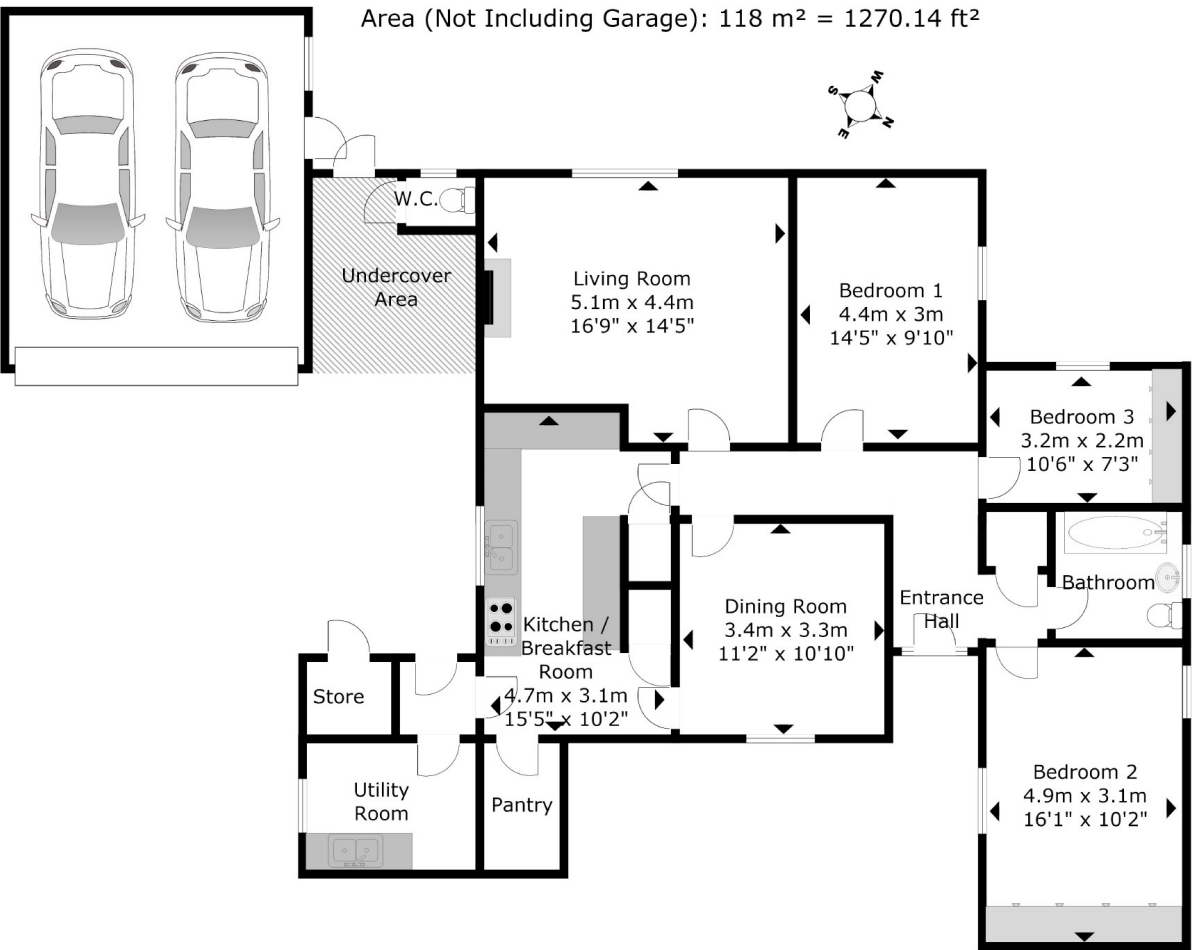


TO LET

Bredon, 1 Brownlow Crescent, Ellesmere, Shropshire, SY12 0DA



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

£750 Per calendar month

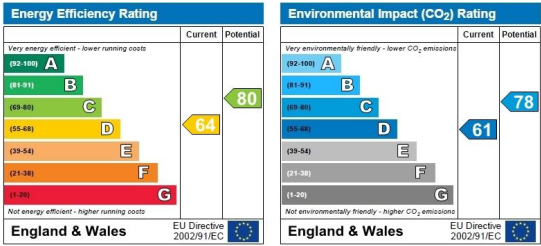
Bredon, 1 Brownlow Crescent,  
Ellesmere, Shropshire, SY12 0DA

A spacious and well presented 3 bedroom detached bungalow with an extensive drive, garage/workshop and good sized gardens, situated in a most convenient location, a short walk from the centre 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



Halls 1845

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Ellesmere office:  
The Square, Ellesmere, Shropshire, SY12 0AW  
E. ellesmere@halls.gb.com



onTheMarket.com

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TO LET

Oswestry (8 miles), Shrewsbury (16 miles), Chester (28 miles)  
(All distances approximate)



2 Reception  
Room/s



3 Bedroom/s



1 Bath/Shower  
Room/s



- **Spacious detached bungalow**
- **Well presented**
- **Extensive drive**
- **Garage/Workshop**
- **Surrounding gardens**
- **Walking distance to town centre**

**DESCRIPTION**

Halls are delighted with instructions to offer Bredon, 1 Brownlow Crescent, Ellesmere, to let on an initial 6 month Assured Shorthold Tenancy Agreement.

Bredon is a spacious and well presented 3 bedroom detached bungalow with an extensive drive, garage/workshop and good sized gardens, situated in a most convenient location, a short walk from the centre of Ellesmere.

The internal accommodation is well planned and provides a Reception Hall, Living Room, Kitchen/Breakfast Room, Dining Room, Utility Room, Rear Entrance Hall, three Bedrooms and a Family Bathroom. The property benefits from a gas fired central heating system and double glazed windows

Outside, the property is complimented by an extensive pattern imprinted concrete drive, which provides ample parking and manoeuvring space to the front and side of the property. There is an attached garage/workshop with electrically operated front door.

The gardens are an attractive feature of the property and have been landscaped to the front with ease of maintenance in mind, being laid to borders containing maturing shrubs and bushes. To the rear is a patio area providing an ideal space for outdoor entertaining leading on to a good sized area of lawn flanked to the rear by a well stocked floral and herbaceous border.

**SITUATION**

Bredon is situated a short walk from the centre of Ellesmere. The town has an excellent range of local shopping, recreational and educational facilities, yet is still within easy reach of the nearby larger centres of Oswestry (8 miles) and the county town of Shrewsbury (16 miles) both of which have a more comprehensive range of amenities of all kinds.

**DIRECTIONS**

From Halls Ellesmere office (with the offices on your left hand side) proceed to the roundabout and turn left before turning immediately right in to Brownlow Road. Continue for approximately 150 yards and Bredon will be

situated immediately in front of you, identified by a Halls to let board.

**THE ACCOMMODATION COMPRISES:**

A covered front entrance porch and a UPVC front entrance door with glazed side panel opening in to a full height:

**RECEPTION HALL**

With a fitted carpet as laid, a door in to a recessed storage cupboard with coat hooks and doors in to the following:

**DINING ROOM**

11'2" x 10'10" (3.4m x 3.3m)  
With fitted carpet as laid, ceiling coving, double glazed window to front elevation and a door in to the:

**KITCHEN / BREAKFAST ROOM**

15'5" x 10'2" (4.7m x 3.1m)  
With vinyl covered floor, double glazed windows to front and side elevations and a fully fitted kitchen comprising a 1.5 bowl stainless steel sink unit (H&C) with mixer tap, a range of roll topped work surface areas with base units incorporating cupboards and drawers, a four ring electric hob unit with extractor fan over, fitted double oven with cupboard above and drawers below, a range of matching eye level cupboards, fitted fridge, a fitted dresser unit with shelving, storage cupboards and drawers, recessed linen storage cupboard, door back to the Reception Hall and a door in to the:

**WALK-IN PANTRY**

With a tiled floor, double glazed opaque window to side elevation, shelving and a large fridge (included).

A door leads from the Kitchen/Breakfast Room in to a:

**REAR ENTRANCE HALL**

With a double glazed door leading out to the rear of the property, tiled floor and a door in to the:

**UTILITY ROOM**

With a continuation of the tiled flooring, a stainless steel sink unit (H&C) with draining area to one side and drawer and double cupboard below, double glazed window to side elevation, an upright storage cupboard with shelving, a wall mounted British Gas 330 gas fired central heating boiler which heats the domestic hot water and central heating radiators.

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

**LIVING ROOM**

16'9" x 14'5" (5.1m x 4.4m)  
With a fitted carpet as laid, large double glazed window to rear elevation overlooking the gardens, a brick fireplace with a inset coal effect electric fire standing on a tiled hearth (open fire grate behind) and ceiling coving.

**BEDROOM 1**

14'5" x 9'10" (4.4m x 3m)  
With a fitted carpet as laid, double glazed window to side elevation and ceiling coving.

**BEDROOM 2**

16'1" x 10'2" (4.9m x 3.1m)  
With a fitted carpet as laid, double glazed window to either side elevation, a range of fitted bedroom furniture including a dressing table area with mirror, wardrobes to either side, storage cupboard above and three drawers, recessed shelving, and ceiling coving.

**BEDROOM 3**

10'6" x 7'3" (3.2m x 2.2m)  
With a fitted carpet as laid, double glazed window to rear elevation, two recessed wardrobes with shelving and a hot water cylinder with immersion heater.

**FAMILY BATHROOM**

With a vinyl covered floor, pedestal hand basin (H&C), low flush WC, bath (H&C) with electric shower over, extensively tiled walls, double glazed opaque window to side elevation.

**N.B.**

The large loft space is boarded and ideal for storage.

**OUTSIDE**

The property is approached from Brownlow Road over a most extensive pattern imprinted concrete drive which provides a parking and manoeuvring area to the front and one side of the property leading to the attached:

**GARAGE**

20'0" x 15'9" (6.1m x 4.8m)  
With a concrete floor, electrically operated front door, pedestrian side access door, single glazed window to side elevation and power and light laid on.

**GARDENS**

The drive is bordered by an area of front garden which has been laid to borders containing a number of maturing shrubs and bushes. A pattern imprinted concrete pathway leads to the front porch.

The rear garden is an attractive feature of this property and is a good size including a hardstanding entertaining area to one side providing an ideal space for sitting out, leading on to an area of lawn bordered to the rear by a well stocked floral and herbaceous border. The garden is retained by panelled fencing and hedging affording a great deal of privacy.

There is an externally accessed WC and a separate garden stores.

**SERVICES**

We understand that the property has the benefit of mains water, gas, electricity and drainage.

**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.

**DEPOSIT**

A security deposit of £1,125.00 Will be required to be held by the DPS.

**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.

**CONDITIONS**

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

**LOCAL AUTHORITY**

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

**COUNCIL TAX**

The property is in Band ' E ' on the Shropshire Council Register. The payment for 2017/2018 is £2063.98.

**VIEWINGS**

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