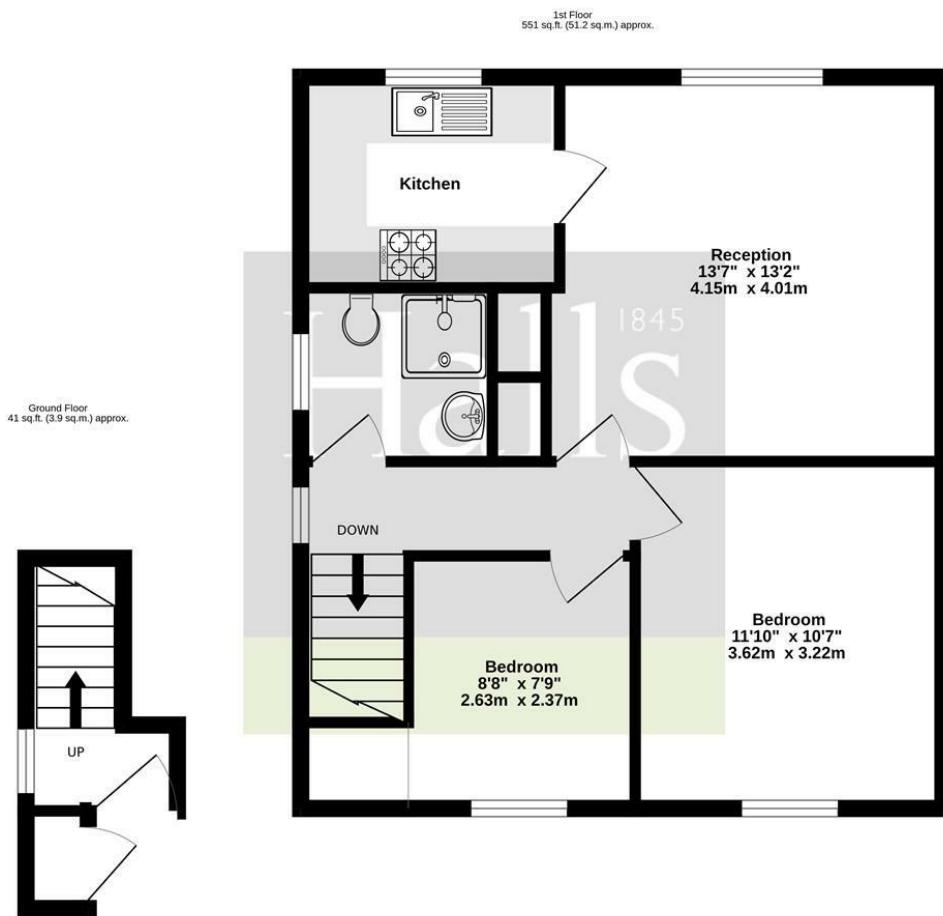


TO LET

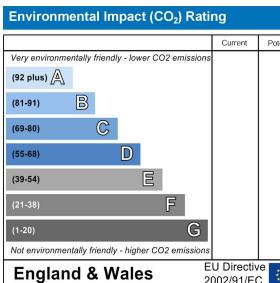
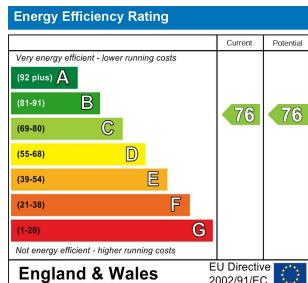
69 Eckford Park, Wem, Shrewsbury, SY4 5HL

Halls<sup>1845</sup>



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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.



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01691 622 602

**Ellesmere Sales**  
The Square, Ellesmere, Shropshire, SY12 0AW  
E: [ellesmere@hallsgb.com](mailto:ellesmere@hallsgb.com)

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69 Eckford Park, Wem, Shrewsbury, SY4 5HL

A well presented two-bedroom first floor apartment benefitting from gardens to the front and ample off-street parking, conveniently situated within easy reach of amenities in the market town of Wem.



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- Well Presented
- Two Bedrooms
- Garden
- Off Street Parking
- Close to Amenities
- Popular Location

## DESCRIPTION

Eckford Park is a popular location conveniently positioned on the perimeter of the market town of Wem, which boasts a respectable range of day to day amenities, including Schools, Convenience Stores, Eateries, and Public Houses, and transport links, most notably via its train station and the nearby A49, whilst retaining a convenient proximity to the county town of Shrewsbury, which enjoys a more comprehensive range of facilities of all kinds.

The property is well presented throughout with a ground floor entrance door which enters onto stairs which rise to the deceptively spacious first floor living accommodation, this comprising a Living Room, Kitchen, Shower Room, and two well proportioned Bedrooms.

The property is complemented by dedicated gardens situated to the front of the property which feature an area of shaped lawn bordered by floral beds. To the rear of the property is ample parking for a number of vehicles and a useful timber garden storage shed.

## THE ACCOMMODATION COMPRISES

Entrance Hall:  
Living Room: 4.15m x 4.01m  
Kitchen:  
Bedroom One: 3.62m x 3.22m  
Bedroom Two: 2.63m x 2.37m  
Shower Room:

## TERMS

The property will be offered on an initial six month Assured Shorthold Tenancy, however, longer term tenants are preferred.

Pets to be declared prior to viewing.

## 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.

## LOCAL AUTHORITY

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

## COUNCIL TAX

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

## SERVICES

We understand that the property is served by mains water, electrics, gas, and drainage.

## VIEWINGS

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

## W3W

//successor.cries.dragons

