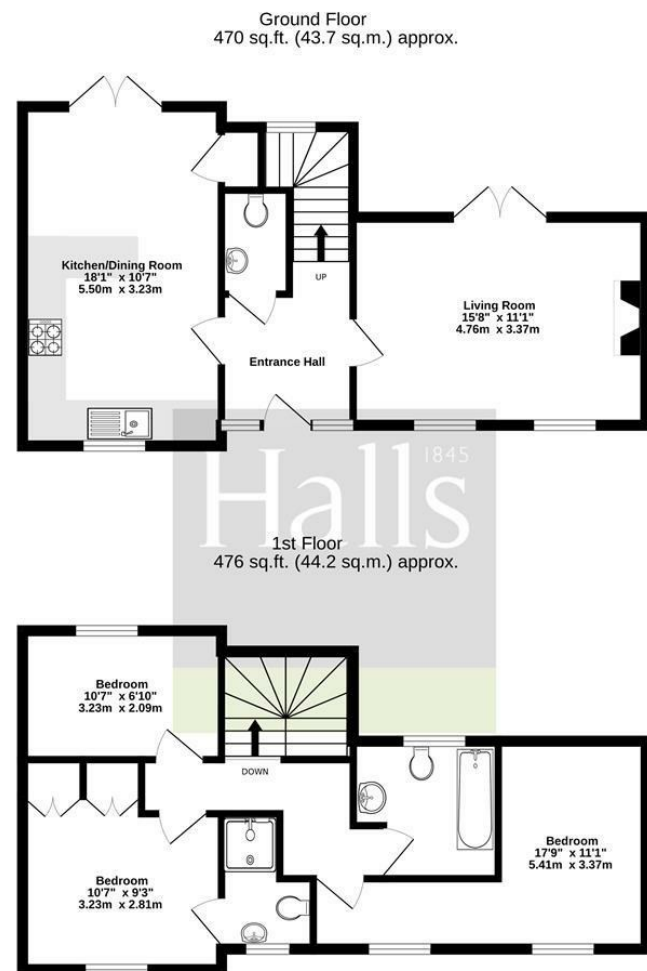


TO LET

2 Salop Mews, Overton-on-Dee, Nr Wrexham, LL13 0DX



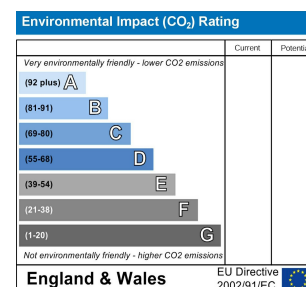
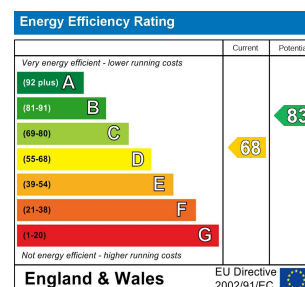
TO LET

£1,200 Per Calendar Month

2 Salop Mews, Overton-on-Dee, Nr Wrexham, LL13 0DX

**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 well designed three-bedroom detached family home benefitting from off-street parking, single garage, and easily maintained rears gardens, conveniently situated within the heart of the popular village of Overton-On-Dee.



01691 622602

**Ellesmere Sales**

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



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Ellesmere (5.5 miles), Wrexham (7 miles), Chester (18 miles), Shrewsbury (25 miles)  
(All distances approximate)

- Detached modern house
- Well presented
- Detached single garage
- Easy to maintain gardens
- Convenient village centre location
- Available long term

## DESCRIPTION

2 Salop Mews is a well designed three-bedroom detached home benefitting from a single garage and driveway parking. Situated in a popular and convenient location in the centre of the popular village of Overton-on-Dee, which has excellent local amenities to include a primary school, doctors surgery, pharmacy, village convenience store, butchers, and Parish Church.

In addition, there are extremely popular traditional pub/restaurants nearby including The Cross Foxes (1.4 miles) and The Boat Inn (2.5 miles) as well as Bangor-on-Dee racecourse within a short drive. Whilst enjoying this convenient village location, the towns of Wrexham (7 miles) and Ellesmere (5 miles) both provide a more comprehensive range of amenities of all kinds. The county towns of Chester (22 miles) and Shrewsbury (25 miles) are also within easy commuting distance. The A483 provides good road links to the north and south and the M53 and M56 motorways provide relatively easy access to Liverpool and Manchester whilst Crewe and Chester stations offer an inter-city rail service to London Euston.

The property has been well maintained throughout and enjoys well proportioned rooms situated across two floors, these comprising, on the ground floor, a Reception Hall, Cloakroom, Kitchen/Breakfast Room and Living Room together with three first floor Bedrooms (Bedroom One with En Suite Shower Room) and a family Bathroom. The property benefits from double glazed windows and gas fired central heating system.

Outside, the property is complimented by a block paved access drive providing parking and leading to a detached single garage. The gardens have been designed with ease of maintenance in mind being predominantly paved/gravelled with an excellent entertaining area to the rear.

## THE ACCOMMODATION COMPRISES:

### DOWNSTAIRS CLOAKROOM

### KITCHEN/BREAKFAST ROOM

18'0" x 10'7" (5.5m x 3.23m)

### LIVING ROOM

15'7" x 11'0" (4.76m x 3.37m)

### FIRST FLOOR LANDING AREA

### BEDROOM ONE

10'7" x 9'2" (3.23m x 2.81m)

### EN SUITE SHOWER ROOM

### BEDROOM TWO

17'8" x 11'0" (5.41m x 3.37m)

### BEDROOM THREE

10'7" x 6'10" (3.23m x 2.09m)

### FAMILY BATHROOM

### TERMS

The property will be offered on an initial six month Occupational Contract, however longer term tenants are preferred.

### SERVICES

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

### 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

Wrexham Borough Council, The Guildhall, Wrexham, LL11 1AY.

### COUNCIL TAX

The property is in Council Tax Band 'E' on the council register.

### VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW. Tel: 01691 622602.

