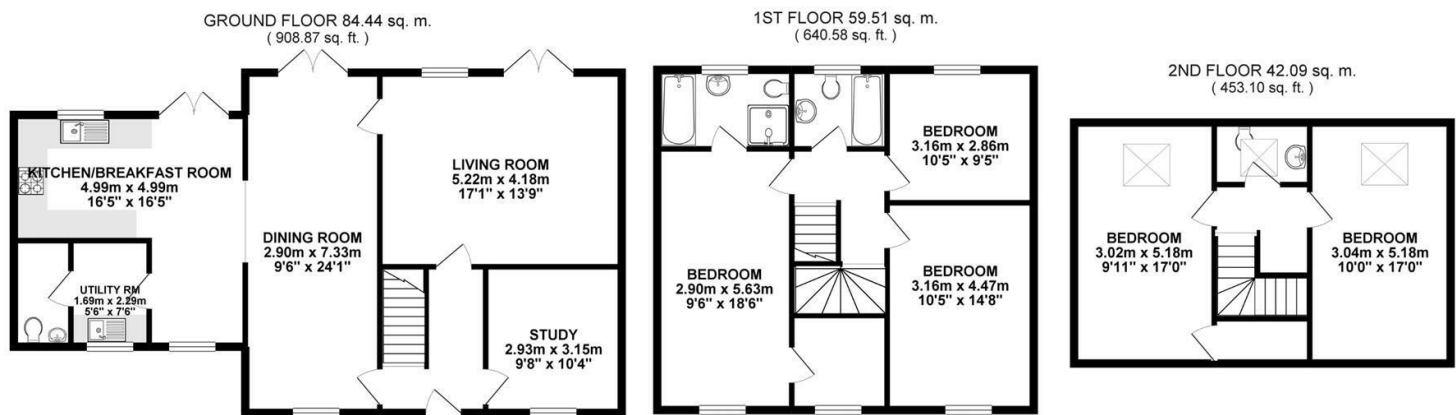


TO LET

7 Chapel Gardens, Penley, LL13 0JU



TOTAL FLOOR AREA : 186.04 sq. m. (2002.54 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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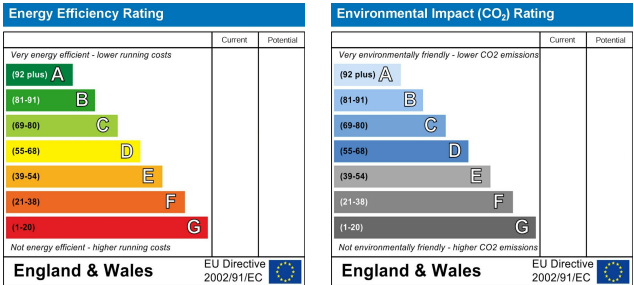
TO LET

£1,300 Per Calendar Month

7 Chapel Gardens, Penley, LL13 0JU

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 substantial five-bedroom detached family home providing around 2,000 sq ft of spacious living accommodation alongside easily maintained gardens which feature off-street parking, conveniently situated within the popular village of Penley.



01691 622602

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

Ellesmere (4 miles), Wrexham (10 miles), Whitchurch (10 miles)

(All distances approximate)

- Five-Bedroom Detached
- Spacious Family Home
- Around 2,000 sq ft
- Front and Rear Gardens
- Off-Street Parking
- Village Location

DESCRIPTION

7 Chapel Gardens lies within a select development of just seven homes positioned on the fringe of the popular village of Penley, which provides a respectable range of day-to-day amenities, including Village Store, Church, and Village Hall, as well as two particularly notable educational establishments - The Madras and Maelor Schools. Penley nestles against a backdrop of open countryside on the England/Wales border and, yet, retains a convenient proximity to the nearby lakeland town of Ellesmere, which offers a wider range of amenities, including further schools, to include Supermarket, Restaurants, Public Houses, Medical Centres, and a range of independent Shops. The county centres of Wrexham and Shrewsbury lie to the north and south respectively and enjoy an exhaustive selection of amenities.

The property has been constructed to impressive proportions and is well presented throughout, with around 2,000 sq ft of comfortably sized rooms arranged across three versatile floors. The ground floor provides a selection of versatile reception rooms ideally suited to family living, these complemented by an open-plan Kitchen/Breakfast Room, Cloakroom, and Utility Room; with the upper floors comprising five Bedrooms (the Master benefitting from an En-Suite), a Family bathroom, and Cloakroom.

The property is situated within attractive gardens which surround the property on three sides, with the front accessed via a timber gate set into brick walling, which leads on to a path culminating at the front door. To the rear is an area of shaped lawn complemented by off-street parking and an easily maintained gravel area, ideal for outdoor dining.

THE ACCOMMODATION COMPRISES

- Ground Floor -
- Entrance Hall:
- Living Room: 5.22m x 4.18m
- Dining Room: 2.90m x 7.33m
- Study: 2.93m x 3.15m
- Kitchen/Breakfast Room: 4.97m x 4.97m (max)
- Utility Room: 1.69m x 2.29m
- Cloakroom:

- Upper Floors -
- Bedroom One: 2.90m x 5.63m
- En-Suite:
- Dressing Room:
- Bedroom Two: 3.16m x 4.47m
- Bedroom Three: 3.16m x 2.86m
- Family Bathroom:
- Bedroom Four: 3.02m x 5.18m
- Bedroom Five: 3.04m x 5.18m
- Cloakroom:

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.

TERMS

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

LOCAL AUTHORITY

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

COUNCIL TAX

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

SERVICES

The property is understood to benefit from mains water, electricity, and drainage. Heating is provided by an oil-fired boiler.

VIEWINGS

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

