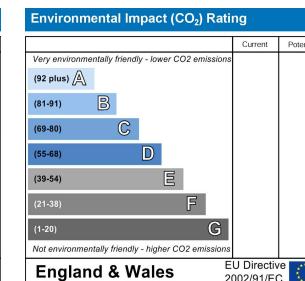
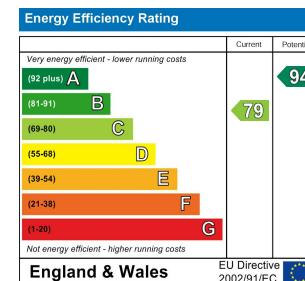


**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage financial advice.** We are able to recommend a completely independent financial advisor,

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.



01691 622 602

Ellesmere Lettings  
Ellesmere, Shropshire, SY12 0AW  
E: [ellesmerelettings@hallsgb.com](mailto:ellesmerelettings@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.



3 St Marys Court, Ellesmere, Shropshire, SY12 0FR

A modern, three bedroom town house, situated in a tucked-away position in the centre of Ellesmere. Benefiting from allocated parking and front and rear gardens.



- Great Location
- Allocated Parking
- Master with En-Suite
- Front and Rear Gardens
- Air Source Heat Pump
- Available Long Term

**DESCRIPTION**

Situated on a select, modern development within the heart of the sought after, North Shropshire town of Ellesmere. Benefiting from excellent access to all local amenities, including schools, supermarkets, and a selection of independent shops, as well as being well placed for access to the larger towns of Oswestry, Shrewsbury, and Wrexham. Internally, the property is well presented and comprises a lounge, kitchen/dining room, master bedroom with en-suite, two further bedrooms, family bathroom, and storage. Externally, the property boasts allocated parking spaces and front and rear gardens, the later of which offers excellent views across the Mere.

**LIVING ROOM**

13'6" x 11'5" (4.12 x 3.49)

**KITCHEN/DINER****BEDROOM ONE**

11'5" x 10'10" (3.48 x 3.29)

**BEDROOM TWO**

11'5" x 10'4" (3.48 x 3.16)

**SHOWER ROOM**

7'8" x 4'6" (2.34 x 1.36)

**MAIN BEDROOM**

13'9" x 7'8" (4.20 x 2.33)

**EN-SUITE**

6'11" x 4'11" (2.12 x 1.50)

**SERVICES**

Mains water, electricity, and drainage are understood to be connected.

**LOCAL AUTHORITY**

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

**COUNCIL TAX**

The property will be offered on an initial six month Assured Shorthold Tenancy.

Unfortunately we are unable to accommodate applicants with pets, or who smoke.

**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.

**N.B**

Viewers are advised that some of the marketing photos were taken in 2020.

**VIEWINGS**

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

