



'Kilry', Elson Road, Ellesmere, Shropshire SY12 9EU

**Bowen Son  
and Watson**

*with* **Kent Jones**

## 'Kilry', Elson Road, Ellesmere, Shropshire SY12 9EU

Bowen Son & Watson are favoured with instructions to offer 'Kilry,' Elson Road for sale by private treaty.

The property is situated in a most sought after location within Ellesmere in what is widely recognised as the premier residential area of the town.

This well proportioned Four Bedroom Detached House with Double Garage stands in garden and grounds of approximately half an acre with views over the surrounding countryside. The property is situated in a most sought after location within Ellesmere in what is widely recognised as the premier residential area of the town.

### General Remarks

'Kilry' is an extremely well located detached property with gardens and grounds extending in all to half an acre or thereabouts. The property is situated in a most sought after location within Ellesmere in what is widely recognised as the premier residential area of the town enjoying a rural feel and extensive views over the North Shropshire countryside. The accommodation comprises: Entrance Hallway, Cloakroom, Study, Two Receptions, Fitted Kitchen. The first floor accommodation has 4 Bedrooms and a Family Bathroom. The property also benefits from gas fired hot air underfloor heating throughout.

### Location

The property is situated in the popular residential area of Elson Road, Ellesmere, a market town in the heart of Shropshire. There is a comprehensive range of shops and amenities. Easily accessible to the larger towns of Oswestry, Wrexham, Shrewsbury along with the City of Chester. Good road links from the A5 to the motorway network. Nearby Gobowen has a

main line train station with direct lines to Birmingham and beyond.

### Accommodation

The property is approached over a tarmac drive leading to:

### Enclosed Entrance Porch

With bell service and exterior light. Glazed entrance door with glazed side panel.

### Entrance Hall

Coving to ceiling, matching wall lights, smoke detector, telephone point, cloak rack.

### Cloakroom

Wooden floor, low level wc, wash hand basin.

### Study

Coving to ceiling, telephone & TV points.

### Lounge

Dual aspect windows, coving and spotlights with dimmer switches to ceiling, matching wall lights, Coal effect gas fire set on marble style hearth with brick effect inset surround and timber



mantel, TV point. Patio doors opening onto the front garden.

### **Glazed Double Doors Into:**

#### **Dining Room**

Coving to ceiling, built-in cabinet to one wall.

#### **Kitchen**

Tiled floor. Range of fitted wall cabinets and matching base units with worktop surface above. 1.5 Stainless steel sink unit and drainer. Integrated 'Bosch' dishwasher. Built-in 'Hotpoint' double fan assisted electric oven with 'Bosch' 4 ring electric hob. Space and plumbing for washing machine, partly tiled walls. Cupboard housing gas boiler for underfloor heating.

#### **Open Plan Return Staircase to First Floor and Landing Area**

Smoke detector, access to loft space which is partly boarded.

#### **Master bedroom**

Coving to ceiling, built-in double door wardrobe with hanging rail, pedestal wash hand basin with wall mirror and shaver point/light above. Door opening onto balcony.

#### **Bedroom Two**

Built-in wardrobe with hanging rail and shelf, single built-in storage cupboard with shelves. Door opening onto balcony.

#### **Bedroom Three**

Double built-in wardrobe with hanging rail and shelf.

#### **Bedroom Four**

Built-in cupboard with shelf.

#### **Family Bathroom**

Fully tiled shower cubicle housing electric shower. Low level WC, tiled shower wet area with 'Mira' shower, Sink set in vanity unit, built-in shelves, wall mirror, extractor fan.

#### **Outside**

The gardens to 'Kilry' are mainly laid to lawn with access all around the property. The front of the property is approached through double gates over a tarmac driveway which provides ample parking with turning space. A large lily pond enjoys a central position in the front lawned area and is surrounded by azaleas. Patio area. The rear garden is mainly lawned area with views across the open countryside. Outside lighting and tap. Concrete slab area off which is a brick store shed.

#### **Double Garage**

Electrically operated door, concrete base with power and light. Wall shelving.

#### **Services**

Mains water, electricity and drainage are understood to be connected. None of these services have been tested.

**EPC Rating 'F' (32) Council Tax Band 'F'**



## Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury Shropshire, SY2 6ND  
Tel: 0345 6789000.

## Tenure

We are informed that the property is Freehold subject to Vacant Possession on Completion

## Viewings and Further Information

Viewings are strictly by appointment only through the sole selling agent's Ellesmere Office. For further information or to book a viewing contact Ellesmere Office on (01691) 622534.

## Directions

From the agent's office in The Square proceed out of the town along Scotland Street before turning right at the roundabout into Victoria Street. Turn left and proceed along Trimpley Street taking the B5068 road for St. Martins. Continue on this road out of the town where the property will be found on the right hand side as identified by the agent's for sale board.

## Additional Information

Please note that some photographs used for the sale particulars of this property are from previous marketing use (2019) and may differ from the actual current representation of the property.

### Knowledge | Expertise | Integrity

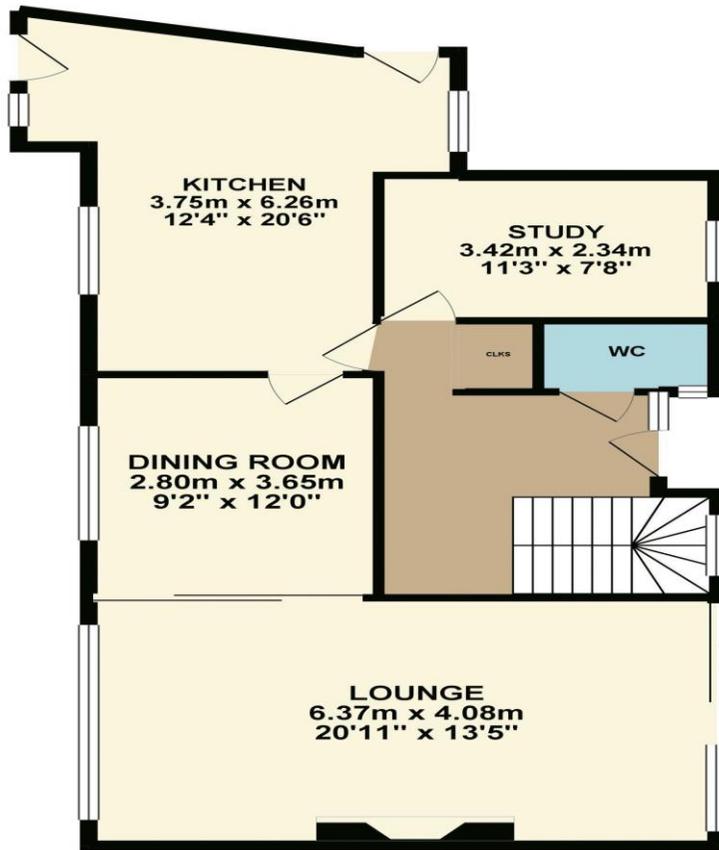
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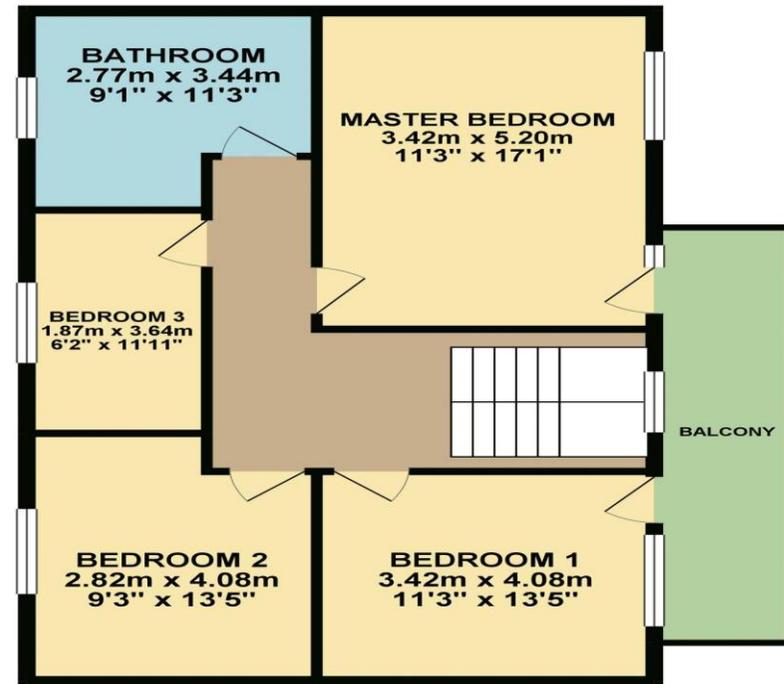




**GROUND FLOOR 79.09 sq. m.**  
( 851.30 sq. ft. )



**1ST FLOOR 70.20 sq. m.**  
( 755.62 sq. ft. )



**TOTAL FLOOR AREA : 149.29 sq. m. ( 1606.91 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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**AGENTS NOTE:** Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavor to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

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