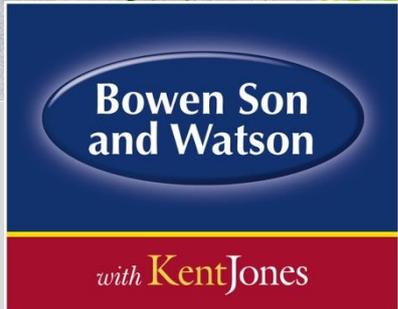




7 Elm Close, Ellesmere, Shropshire
SY12 9PE

Offers in Excess of £345,000



Bowen Son & Watson are favoured with instructions to offer this well appointed four bedroom detached family house with double garage for sale by private treaty. The property occupies an enviable corner plot location in the small cul de sac of Elm Close which is within walking distance of the Town Centre. The accommodation briefly comprises: Entrance Hall, Cloakroom, Three Reception Rooms, Kitchen, Four Bedrooms Family Bathroom and Shower Room. Detached Double Garage. The property also benefits from Off-Road Parking, Double Glazing and Gas Central Heating.



7 Elm Close, Ellesmere, Shropshire SY12 9PE

- Detached 4 Bedroom Family House with Detached Double Garage.
- Corner Plot location standing in good size garden with ample parking
- Quiet cul-de-sac Location within walking distance of the town centre
- Ent. Hall, Cloakroom, 3 Recep. Rooms, Kitchen, 4 bedrooms, Family Bathroom & Shower Room.
- UPVC glazing & GCH throughout

General Remarks

Bowen Son and Watson are delighted with instructions to offer 7 Elm Close for sale by private treaty. This provides an opportunity to purchase an extended detached family house which enjoys a corner cul de sac location on the popular residential development of Elson Park, Within walking distance of the town centre and local amenities. The property also has the benefit of a detached double garage with a good size garden providing ample parking and turning space.

Location

The market town of Ellesmere hosts a range of local shops, a larger supermarket, post office and medical practice. The area also boasts excellent primary and secondary schools along with the renowned Ellesmere College. The local Meres and Shropshire Union canal also provide a wide variety of recreational facilities.



Ellesmere is well located for the nearby towns of Oswestry, Wrexham and Shrewsbury as well as the City of Chester. There is a main line train station situated at the nearby village of Gobowen some 6 miles away which provides direct links to Birmingham and Chester and beyond.

Entrance Hall

Partially glazed entrance door with bell service. Side circular window and sky light. Cloak rack and radiator.

Cloakroom

Low level WC, wash basin with tiled splash back. Radiator.

Lounge

17' 4" x 13' 5" (5.28m x 4.08m)

Dual aspect windows, Open fireplace set on marble style hearth with stone surround and marble style mantel. Radiator, TV point. Two ceiling light fittings with matching wall lights.

Study

7' 8" x 17' 9" (2.35m x 5.41m)

Dual aspect windows, wall shelves, telephone & TV points, radiator.

Dining/Family Room

17' 4" x 10' 6" (5.27m x 3.21m)

Siding patio doors opening onto a patio area and the rear garden. Two ceiling light fittings with matching wall lights, radiator.



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 endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Breakfast Kitchen

13' 7" x 10' 6" (4.15m x 3.21m)

Range of fitted wall cupboards with matching base units with worktop surface above. Partially tiled walls, two fluorescent strip lights, radiator. Stainless steel sink unit and drainer with mixer tap. Spaces for cooker, washing machine and refrigerator. Dual aspect windows. Half glazed door leading to side of property and outside.

Staircase to First Floor Landing Area

Access to roof space. Airing cupboard housing Worcester gas boiler and shelving. Built-in cupboard.

Bedroom 1

16' 6" x 13' 5" (5.03m x 4.08m)

Dual aspect windows, two-way light switch, built-in louvred door wardrobes to one wall, radiator.

Bedroom 2

15' 2" x 10' 6" (4.63m x 3.21m)

Built-in mirror double door wardrobe. Dual aspect window. Vanity sink with tiled splash back. Radiator.

Bedroom 3

11' 1" x 8' 7" (3.37m x 2.61m)

Double door and single built-in wardrobes. Radiator.

Bedroom 4

8' 1" x 13' 8" (2.46m x 4.16m)

Built-in cupboard. Two way light switch. Radiator.

Bathroom

7' 8" x 5' 9" (2.33m x 1.76m)

Cork tile floor and partially tiled walls. Shaver light/point, wall mirror, panel bath, vanity sink basin. Low level WC, radiator, heated towel rail.



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Shower Room

Cork tile floor. Vanity sink basin, wall mirror. Fully tiled shower housing 'Triton' electric shower. Heated towel rail. Shaver light, extractor fan, sky light

Outside

The property is approached over a tarmac drive which provides ample parking and turning space. There is access all around the house and the gardens are enclosed by mature hedges and fences. This good size corner plot provides lawned areas with borders housing a variety of mature shrubs, trees and plants. Vegetable beds and patio area. Outside tap and lights. Two log stores.

Detached Double Garage with side door

Garage light and power to garage, solar panels on rear roof.

EPC Rating 'D' (67) and Council Tax Band 'E'

Directions

From the agent's office in The Square proceed out of the town along Scotland Street turning right at the roundabout into Market Street, take the next turning left and proceed along Trimpley Street taking the B5068 road for Dudleston Heath/St. Martins. Continue on this road out of the town and turn left into Elson Park take the second turning right into Elm Close where the property will be found in the left hand corner as identified by the agent's for sale board.

Local Authority

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

Viewing and Further Information

For further information or to arrange a viewing please contact the sole selling agents Ellesmere Office (01691) 622534

NOTE: The previous buyers carried out a survey of the property and its verbal findings are available from the agents on request.

