

# BOWEN

PROPERTY SINCE 1862



Asking Price £297,995

3 Bedrooms 2 Bathrooms

Tetchill Brook Road, Ellesmere,  
Shropshire, SY12 0FA

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### General Remarks

Bowen are pleased to offer this immaculate and spacious 3 bedroom detached house for sale by private treaty. The property is conveniently situated within walking distance to the centre of the popular market town of Ellesmere and offers a desirable position with enclosed gardens and off-road parking for two vehicles. The property has been maintained to a very high standard and the agents recommend an early inspection.

**Location:** The property is situated within the Lakeland Town of Ellesmere, which offers excellent amenities including supermarket, as well as local butchers, cafe's and doctor's surgery. The town boasts a reputable primary and secondary school, as well as the renowned Ellesmere College. Ellesmere is ideally located, within easy reach of the larger towns of Oswestry, Wrexham and Shrewsbury, with the local village of Gobowen offering rail links links to the Cities of Chester, Birmingham and beyond.



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Old Town Hall The Square Ellesmere Shropshire SY12 0EP

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

## Accommodation

**Entrance Canopy Porch:** Partly glazed door leading into:

**Entrance Hall:** Light grey wood effect flooring, radiator, ESI programmer on wall.

**Lounge:** 18' 5" x 10' 2" (5.62m x 3.10m) Light grey wood effect flooring, dado rail, two radiators, TV point, dual aspect windows, double doors onto patio area.

**Open Plan Kitchen/Dining Room:** 18' 5" x 9' 2" (5.62m x 2.80m)

**Dining Room:** Tile floor, dado rail, radiator, dual aspect windows.

**Kitchen:** Radiator, halogen spotlights, partly tiled walls, range of fitted base units with work tops and matching wall cabinets above, fan assisted electric oven, 4 ring gas hob with tile splash, canopy hood, space for fridge/freezer.

**Utility Room:** 9' 9" x 6' 3" (2.98m x 1.90m) Small radiator, half glazed door to outside, recess with storage, worktop surface, wall cupboards, spaces for washing machine and dryer.

**Cloakroom:** Tiled floor, low level WC, wash hand basin with tile splash.

**Staircase to First Floor and Landing area:** Radiator, access to partly boarded roof space for storage, side window, built-in storage cupboard with rail and slatted shelf.

**Bedroom 1:** 18' 5" x 10' 5" (5.62m x 3.17m) Radiator, ESI programmer on wall, dual aspect windows, dressing area.

**En-suite Shower Room:** 7' 5" x 4' 2" (2.26m x 1.27m) Wood effect vinyl flooring, low level WC, radiator, pedestal with hand basin and tile splash, double sliding door, fully tiled shower cubicle with shower off mains.

**Bedroom 2:** 10' 7" x 9' 1" (3.23m x 2.76m) Radiator with dual aspect windows.

**Bedroom 3:** 7' 6" x 9' 1" (2.28m x 2.76m) Light grey wood effect flooring, radiator.

**Bathroom:** 6' 1" x 7' 1" (1.86m x 2.17m) Tile effect vinyl flooring, low level WC, pedestal wash hand basin with tile splash, heated towel rail, panel bath with tile surround.

**Outside:** Approached over a tarmac driveway providing parking for two cars, two side gates give access all around the property and leading to the rear garden. The rear garden comprises a lawn area bordered by established plants and flowering shrubs (to be removed on completion), paved patio providing an outside seating area. Outside tap and lighting.

## Council Tax 'C'

## EPC 83|B

**Tenure:** We are informed that the property is freehold subject to vacant possession upon completion.

**Directions:** From the agent's office in The Square continue left along Scotland Street and proceed over the roundabout signposted for Whittington & Oswestry. At the traffic lights turn left signposted Canal Wharf. Continue straight ahead taking the third turning right continue into









Tetchill Brook Road where the property can be located on the left-hand side.

**Viewings and Further Information:** For further information or to arrange a viewing please contact the sole selling agent's Ellesmere office on (01691) 622534.

**Agent Note:** The photographs are not current and were taken in 2024

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Found a property you like? Let our team of chartered surveyors take a look to help you avoid any hidden surprises. If you have renovation plans, they will let you know how feasible your vision is so you can make confident decisions.

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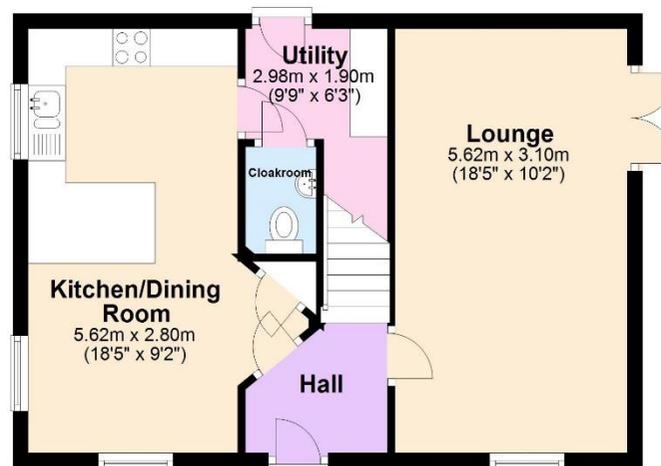
## Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage.

### Ground Floor

Approx. 44.9 sq. metres (483.8 sq. feet)



### First Floor

Approx. 44.9 sq. metres (483.8 sq. feet)



Total area: approx. 89.9 sq. metres (967.5 sq. feet)

