

**BOWEN**  
PROPERTY SINCE 1862



Asking Price £235,000

2 Cust Cottages, Tetchill, Ellesmere, SY12 9AS

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 2 Bedrooms

 1 Bathroom

# 2 Cust Cottages, Tetchill, Ellesmere, SY12 9AS



## General Remarks

Attractive mid-terrace two-bedroom country property occupying a much sought after village location close to the popular market town of Ellesmere. Modernised yet still retaining some original features. Private enclosed courtyard garden with workshop, and off-road parking. Viewing Is Highly Recommended.

**Location:** The property is located in the picturesque village of Tetchill approximately 1 mile from the market town of Ellesmere in the heart of what is known as 'Shropshire's Lake District', Ellesmere itself is a thriving market town with a comprehensive range of shops and amenities and idyllic surroundings for recreational use. Excellent Primary and Secondary schools along with the renowned Ellesmere College. 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 links to Birmingham and beyond.

## Accommodation

### **Slate roof covered canopy porch with partly glazed entrance door:**

**Living Room:** 13' 8" x 11' 9" (4.16m x 3.58m) Oak flooring. Wood burner set on raised exposed brick hearth with an inglenook with timber lintel above. Recess to fireplace with built-in shelves. Under stairs store cupboard with cloak rack. Radiator.

**Breakfast Kitchen:** 16' 9" x 9' 11" (5.10m x 3.03m) Continuation of oak flooring, spot lighting. Range of fitted base units with marble type worktop surface and upstands, partly tiled walls. 'Rangemaster' multi-fuel range with 5 ring gas hob and electric double oven, mirror splash back and extractor hood. Belfast sink with mixer tap, wall shelves, extractor fan. Integrated washing machine. Matching ceiling and wall lights, radiator. Half glazed stable style door to outside.

**Oak Staircase to first floor and landing area:** oak floor

**Bedroom One:** 12' 9" x 11' 2" (3.88m x 3.40m) Oak floor. Exposed part brick feature wall and exposed ceiling timbers. Built-in wardrobe with hanging rail. Access to roof space via loft ladder. Radiator.

**Bathroom:** 9' 10" x 8' 0" (3.00m x 2.45m) Oak floor and spot lighting. Vanity sink with tile splash and touch screen wall mirror above, low level flush wc, freestanding one ended bath with freestanding bath/shower mixer tap. Corner shower cubicle with shower panel walls and mains fed shower. Wall shelves and heated towel rail.

**Bedroom Two:** 10' 6" x 8' 2" (3.21m x 2.49m) Oak floor. Exposed feature brick wall exposed oak beam & radiator.

**Outside:** The property to the front is surrounded by a wicket fence with a single gate opening onto a paved

area offering ease of maintenance. Steps leading up to front entrance door. No:2 also enjoys a private enclosed fully paved rear courtyard providing ideal entertainment space. Outside wall tap. Beyond a gate leads to the parking area and access at the rear.

**Workshop/Outbuilding:** 11' 8" x 14' 6" (3.55m x 4.43m) Useful brick slated roofing building providing an option of uses. Power and light laid on former bread oven facade. Velux sky lights and dual aspect double glazed windows, exposed ceiling timbers.

**Covered Carport/Parking:** 16' 7" x 15' 11" (5.06m x 4.85m) gravel/stone base providing ample parking.



**Tenure:** We understand the property is freehold with vacant possession upon completion.

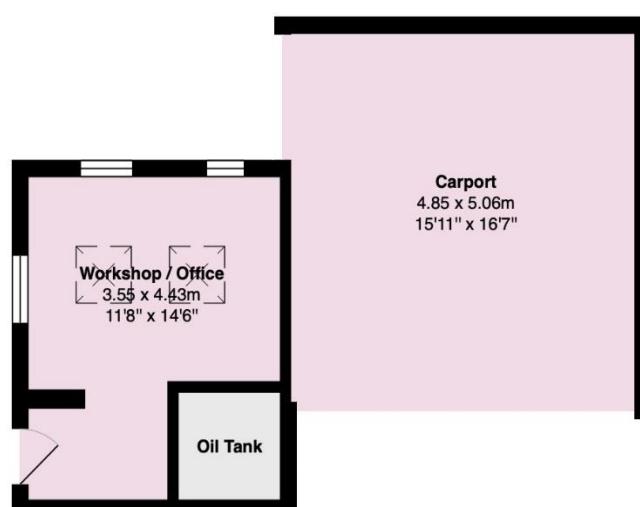
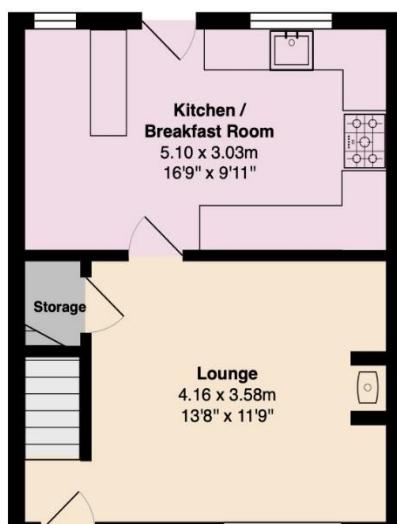
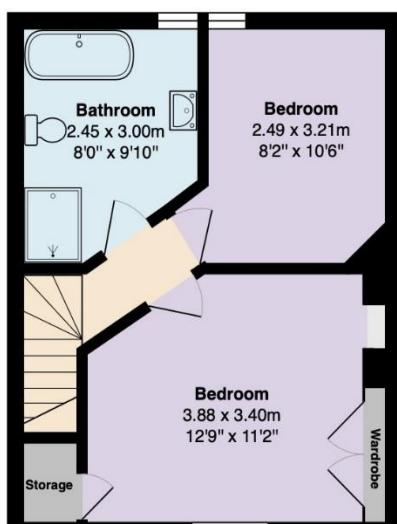
**Council Tax Band 'A' EPC Rating 60|D:**

**Local Authority:** Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury SY2 6ND. Tel: 0345 678 9000.

**Directions:** From the agent's office in The Square proceed to the small roundabout at Cross Street and take the third exit into Talbot Street, after a short distance turn right into Watergate Street turn left into Birch Road and follow road past the Marina on your left. Continue for approximately 1 mile into the village of Tetchill, after a short distance the property can be identified on the right-hand side opposite the village feature water pump.

**What3Words:** ///private.copycat.arranger:

2, Cust Cottages, Ellesmere Road, Tetchill, SY12 9AS



Total Area: 69.0 m<sup>2</sup> ... 743 ft<sup>2</sup> (excluding workshop / office, oil tank, carport)

All measurements are approximate and for display purposes only

**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 expressively 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.