

# BOWEN

PROPERTY SINCE 1862



Asking Price £260,000

16 Almond Drive, Ellesmere,  
Shropshire, SY12 9PS

🏠 3 Bedrooms

🚿 2 Bathrooms



# 16 Almond Drive, Ellesmere, Shropshire, SY12 9PS



## Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice from the Mortgage Advice Bureau. For a copy of our guide in selecting the right mortgage for you, 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

### General Remarks

A spacious and immaculately presented three bedroom semi detached property occupying a quiet position within this popular new build development in Ellesmere. Completed in the autumn of 2022 by renowned developer Fletcher Homes, the current owners have much improved the rear gardens with a spacious seating area. While the property's position also provides for views over adjoining countryside to the front. The property includes the remainder of the 10 year warranty and early inspection is highly recommended.

**Location:** Located in 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

A part glazed door at the front of the property leads into:

**Hall:** Radiator, wood effect flooring, stairs to first floor landing and door off to:

**Living/Dining Room:** 19' 1" x 11' 4" (5.81m into bay x 3.45m) max Continuation of wood effect flooring, radiator, TV point, thermostat and door to:

**Hall/Utility:** 8' 2" x 4' 11" (2.50m x 1.51m) max Space/plumbing for washing machine and tumble dryer with worktop over. Radiator and doors off to:

**Cloakroom:** 6' 6" x 3' 4" (1.97m x 1.02m) Low level flush w.c., radiator, pedestal wash hand basin, extractor fan and wood effect flooring.

**Kitchen/Breakfast Room:** 15' 1" x 11' 11" (4.60m x 3.62m) Range of fitted base/eye level wall units with worktops over and inset 1.5 bowl stainless steel sink/drain. Integrated oven, grill,

gas hob, extractor hood, fridge, freezer and dishwasher. Wood effect flooring, radiator, TV point and glazed doors to rear gardens.

**Staircase to first floor and landing:** Access to loft space and cupboard with shelving and telephone point. Doors off to:

**Bedroom 1:** 14' 11" x 9' 3" (4.54m into bay x 2.82m max) Includes fitted wardrobe, two radiators, views of countryside to front and door to:









**En Suite:** 5' 11" x 5' 7" (1.80m x 1.69m) Suite comprising shower cubicle with mixer shower, pedestal wash hand basin and low level flush w.c. Heated towel rail, part tiled walls, tile effect flooring and extractor fan.

**Bedroom 2:** 10' 10" x 8' 10" (3.31m x 2.69m)  
Radiator and alcove for wardrobe.

**Bedroom 3:** 10' 10" x 6' 0" (3.31m x 1.82m)  
Radiator.

**Family Bathroom:** 6' 10" x 5' 10" (2.09m x 1.77m) Suite comprising panel bath with mixer shower over, pedestal wash hand basin and low level flush w.c. Tiled walls, tile effect flooring, heated towel rail and extractor fan.

**Outside:** At the front of the property there is a small lawned garden bordered by a paved path leading to the front door and a large driveway leading to the side of the property. A pedestrian gate provides access to the rear where the gardens are generously sized. These include level lawns, a paved patio, barked beds and a large paved seating area at the far end which forms an ideal sun trap/entertaining space.

**EPC Rating:** EPC Rating – Band B (84).

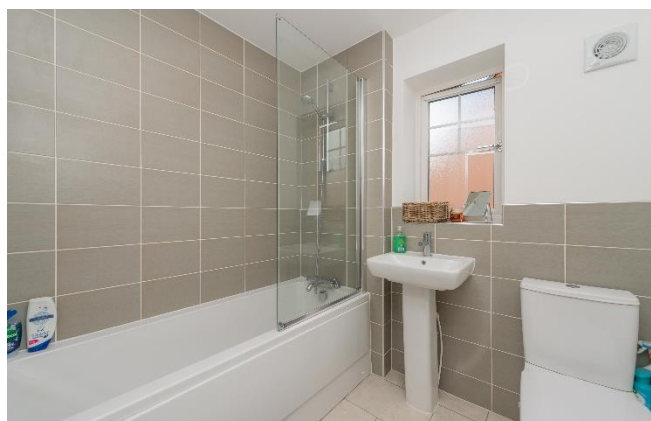
**Council Tax Band:** Council Tax Band 'C'.

**Local Authority:** Shropshire County Council.

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

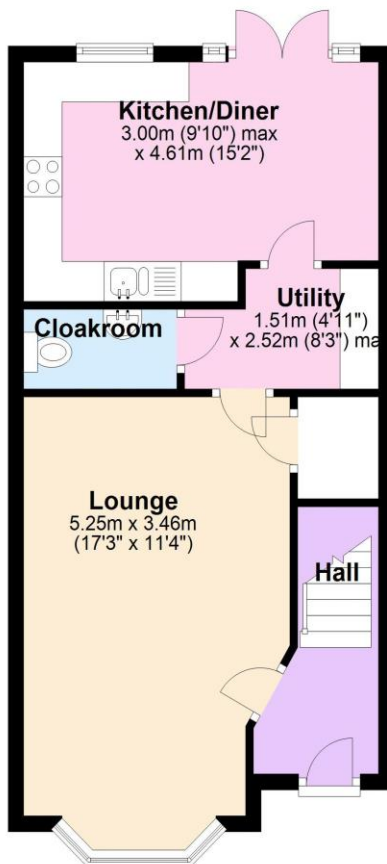
**Agent Note:** Please be advised there is a management fee on this property, for further details please contact the selling agent's Ellesmere office.

**Directions:** From the Agents office in The Square proceed along Cross Street to the roundabout and take the first left. Proceed along Willow Street taking the 2nd right turning onto Trimpley Street. Proceed along this road passing the local primary school take your second left into 'Bramble Ridge' continue straight ahead for the new development and the property will be found on the left hand side.



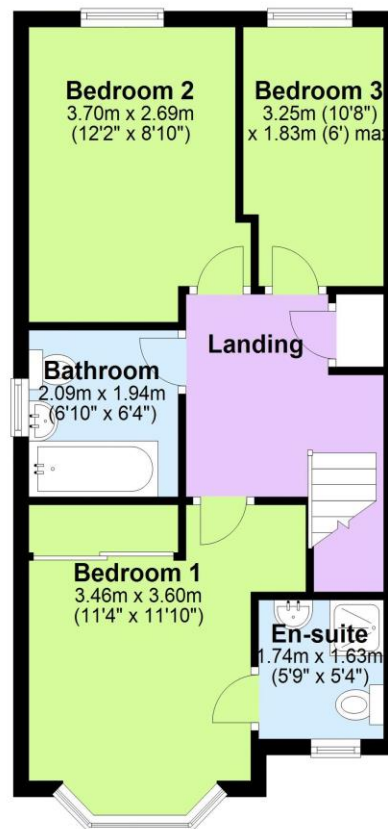
## Ground Floor

Approx. 42.9 sq. metres (462.1 sq. feet)



## First Floor

Approx. 42.9 sq. metres (462.1 sq. feet)



Total area: approx. 85.9 sq. metres (924.2 sq. feet)

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.

BOWEN

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