

# BOWEN

PROPERTY SINCE 1862



Asking Price £225,000

Felo, Elson, Ellesmere, SY12 9JN

2 Bedrooms 1 Bathroom

## Felo, Elson, Ellesmere, SY12 9JN



### General Remarks

Detached two-bedroom bungalow and garage standing a good size corner plot occupying a pleasant location on the outskirts of the popular market town of Ellesmere. Within easy commuting distance of the A5/483 bypass.

**Location:** 'Felo' is located in the desirable hamlet of Elson on the fringe of the market town of Ellesmere. Ellesmere has a range of local amenities and recreational facilities together with excellent primary and secondary schools including the noted Ellesmere College. The Meres and Shropshire Union Canal offer many delightful walks and leisure pastimes within a short distance from the property. The larger towns of Oswestry, Wrexham and Shrewsbury as well as the City of Chester are all close at hand, while the motorway network beyond is easily accessible. Rail services are also available at nearby Gobowen providing direct links to Birmingham and Manchester as well as the other commercial centres.

### Accommodation

**UPVC Partly Glazed Door with a side glazed panel:**

**Entrance Hall:** Radiator, built-in storage cupboard with slatted shelves and store cupboard above. Access roof space.

**Lounge:** 14' 4" x 12' 0" (4.37m x 3.66m) Dual aspect windows. Coving to ceiling. Coal effect electric fire set on marble type hearth and inset with timber surround, matching wall lights.

**Kitchen:** 14' 4" x 8' 11" (4.37m x 2.71m) Tile floor. Range of fitted wall cabinets and matching base units with worktop surface above, under counter 1.5 stainless steel sink with mixer tap. Built-in appliances to include 'Neff' microwave, 'Stove' 4 ring halogen hob with 'Stove New Home' double oven below, integrated refrigerator and freezer.

**Utility Room:** 10' 2" x 7' 4" (3.10m x 2.23m) Tile floor. Fitted base cupboards with worktop surface above and matching wall cupboards, radiator. Dual aspect windows. Half glazed door leading to outside.

**Cloakroom:** Wash hand basin with tile splash, low level flush wc, extractor fan.

**Bedroom One:** 12' 8" x 9' 11" (3.86m x 3.03m) Coving to ceiling, two-way light switch, radiator, centre ceiling light/fan.

**Bedroom Two:** 12' 8" x 10' 11" (3.86m x 3.34m) Radiator, centre ceiling light/fan.

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.



**Conservatory:** 11' 11" x 9' 8" (3.63m x 2.95m) Fitted ceiling blinds and vertical window blinds, centre ceiling light/fan, radiator, double doors to outside.

**Fully Tiled Bathroom:** 6' 9" x 5' 6" (2.06m x 1.67m) Wood effect tile flooring. Panel bath with electric shower and shower screen above, pedestal wash hand basin, low level flush w.c., heated towel rail.

**Outside:** The bungalow occupies a good size corner plot approached through double and single wrought iron gates on to resin bound area with access to the garage. There is access all around the property with a variety of established trees, flowering plants and shrubs. The grounds are mainly resin bound and stone for ease of maintenance with several seatings within the garden. Covered gazebo and timber workshop/store sheds.

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

**Services:** We understand mains electricity and water are connected. Private drainage and oil heating.

**Council Tax Band 'C' EPC Rating 55|D:**

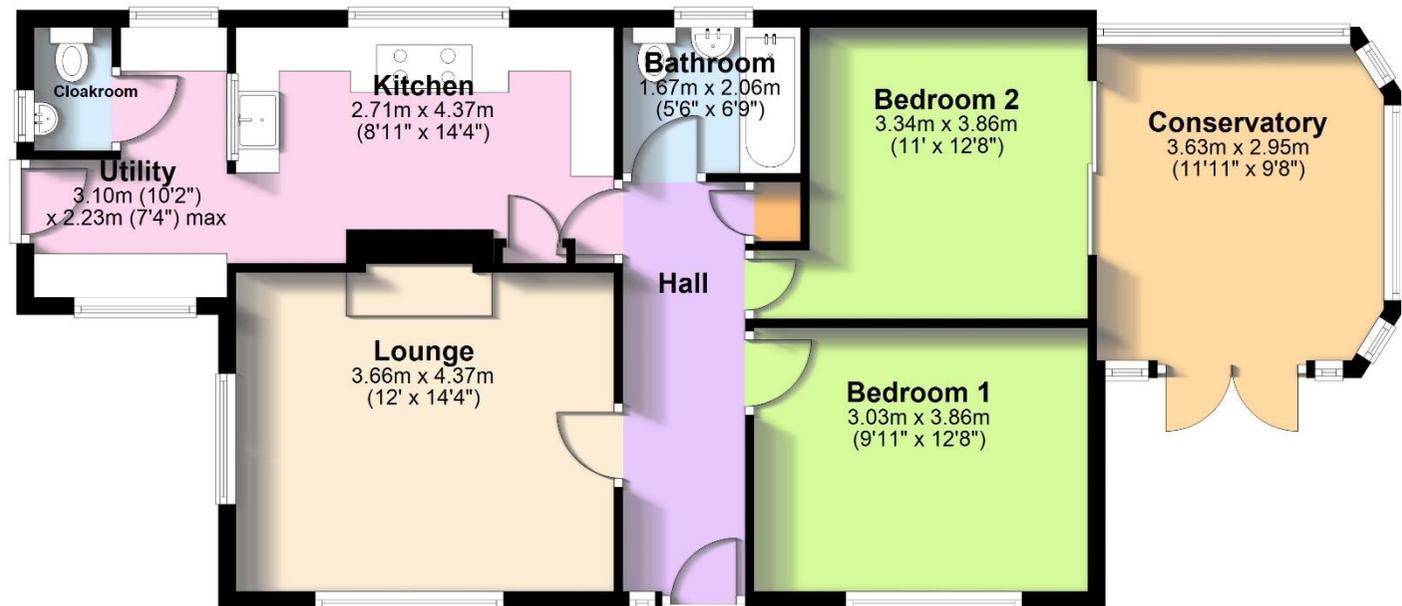
**Local Authority:** Shropshire Council, Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ Tel: 0345 678 9000

**Directions:** From Ellesmere proceed out of the town along the B5068 sign posted Dudleston Heath/St Martins passing the Primary School on the left hand side. After approximately one mile 'Felo' can be identified on the left hand side by the agents 'For Sale' board.

**What3Words///pencil.defers.cork:**

## Ground Floor

Approx. 83.1 sq. metres (895.0 sq. feet)



Total area: approx. 83.1 sq. metres (895.0 sq. feet)

All measurements are approximate & for display purposes only.  
Plan produced using PlanUp.