



Asking Price £90,000

3 Birch Road, Ellesmere, SY12 0ET

2 Bedrooms

1 Bathroom

3 Birch Road, Ellesmere, SY12 0ET



General Remarks

Grade II Listed Town House with rear courtyard in need of a full scheme of modernisation and refurbishment, within walking distance of the town centre.

Location: The market town of Ellesmere provides a comprehensive range of amenities, recreational facilities, larger stores and supermarkets. There are excellent primary and secondary schools in the town as well as the renowned Ellesmere College. The larger towns of Oswestry, Wrexham and Shrewsbury as well as the city of Chester are all within easy commuting distance. There are easy road links to the motorway networks while the nearby village of Gobowen provides a main line train station with direct services to many of the commercial centres.

Accommodation

Shared covered entrance area

Half Glazed Door

Galley Kitchen: 12' 3" x 5' 4" (3.74m x 1.63m)
Wooden floor. Range of matching wall and base units with worktop surface above, stainless steel sink unit with mixer tap, induction hob with extractor hood above, space for washing machine.

Living/Dining Room: 18' 0" x 11' 0" (5.49m x 3.35m)
Dual aspect windows, radiator. Side door leading to outside.

Staircase to first floor and landing area: Airing cupboard housing 'Valliant' gas boiler.

Bedroom One: 18' 0" x 7' 8" (5.49m x 2.34m) built-in cupboard, radiator, sky light.

Bedroom Two: 8' 0" x 7' 2" (2.44m x 2.18m) Built-in wardrobe with hanging rail, radiator. Access to roof space.

Bathroom: 8' 4" x 6' 0" (2.54m x 1.84m) Wooden floor. Wood panel bath with electric shower over, pedestal wash hand basin, low level w.c., heated towel rail.

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.

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01691 622534 | bowen.uk.com | ellesmeresales@bowen.uk.com



Outside: At the rear of the property is an enclosed courtyard area with timber garden shed and summer house. Wall tap.

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 continue along Watergate Street taking the first left onto Birch Road and the property can be identified on the right-hand side as indicated by the agent's For Sale Board.

EPC Rating 54|E Council Tax Band B

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



Buyer's Premium: Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at 2.4% of the sale price inc. VAT. Subject to a minimum fee set at £3000.00 inc. VAT. For further details on fees payable please contact the selling agents.

Local Authority: Shropshire Council

The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

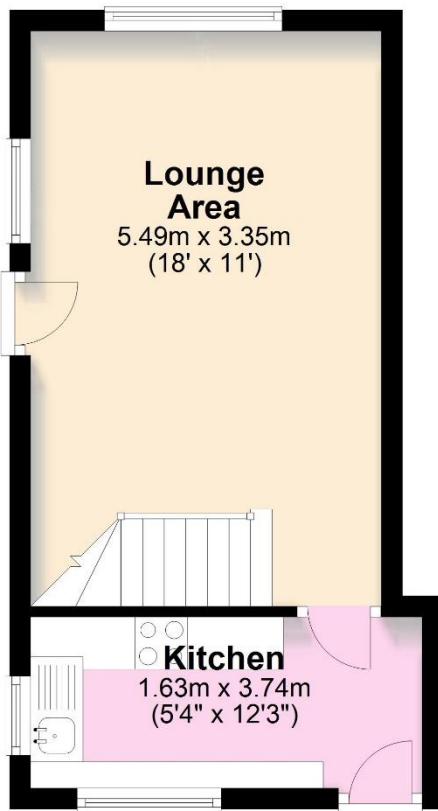
Tel: 0345 6789000

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



Ground Floor

Approx. 24.8 sq. metres (267.0 sq. feet)



First Floor

Approx. 30.8 sq. metres (331.6 sq. feet)



Total area: approx. 55.6 sq. metres (598.6 sq. feet)



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