

# BOWEN

PROPERTY SINCE 1862

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For Sale  
01991 625934  
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Asking Price £425,000

3 Bedrooms 2 Bathrooms

Little Willow, Tetchill, Ellesmere,  
SY12 9AS

## Little Willow, Tetchill, Ellesmere, SY12 9AS

### General Remarks

Immaculately presented detached bungalow with garage occupying pleasant location in a much sought after village location. South facing well-established enclosed gardens. Ample parking.

**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

**Enclosed Entrance Porch:** Tiled floor, ceiling light.

**Partly Glazed Entrance Door:**



**Entrance Hall:** Spotlights to ceiling, radiator. Louvred door built-in laundry cupboard with slatted shelves. Access to roof space via a loft ladder, partly boarded.

**Lounge:** 18' 2" x 13' 7" (5.54m x 4.13m) Multi-fuel log burner set on a raised tile hearth with oak lintel above, radiator, matching wall lights. Sliding doors into the dining room.

**Open Plan Dining Room/Garden Room:**

**Dining Room:** 12' 5" x 11' 10" (3.78m x 3.60m) LVT wood effect flooring, radiator.

**Garden Room with bi-folding doors on two sides.:** 12' 5" x 11' 2" (3.79m x 3.40m) Continuation of LVT flooring, bi-folding doors opening onto the patio area and garden. sky lights, spotlights.

**Kitchen:** 13' 10" x 10' 1" (4.21m x 3.08m) Tile floor, spotlights to ceiling. Range of fitted wall cabinets and matching base cupboards with worktop surface above, partly tiled walls. 'Rangemaster' double oven with 5 ring halogen hob above and extractor hood. Integrated dishwasher, 1.5 stainless steel sink & drainer. Radiator.

**Inner Hallway:** Tile floor, spotlights to ceiling, radiator. Stable style door to outside.

**Utility/Shower Room:** 10' 0" x 6' 1" (3.05m x 1.86m) Tile floor & partly tiled walls. Fully tiled shower cubicle with 'Triton T80' electric shower, vanity sink unit, low level flush wc, extractor fan. Space and plumbing for washing machine

**Bedroom One:** 12' 7" x 11' 9" (3.84m x 3.59m) Built-in sliding door wardrobes to one wall, radiator.

**Bedroom Two:** 11' 10" x 8' 10" (3.60m x 2.70m) Radiator, french doors opening onto the rear garden.

**Bedroom Three:** 9' 2" x 8' 5" (2.79m x 2.57m) Radiator.

**Study/Bedroom Four:** 9' 8" x 7' 11" (2.95m x 2.41m) LVT Wood effect flooring, radiator.

**Shower Room:** 7' 7" x 5' 5" (2.31m x 1.66m) Tile floor, spotlights to ceiling. Walk-in dual head mains fed shower,

vanity sink unit, low level flush wc, heated towel rail, extractor fan.

**Outside:** 'Little Willow' is approached through double wooden gates onto a pattern press concrete drive providing ample parking and turning space. Borders house a variety of mature shrubs and plants together with remarkable wisteria. There is access all around the bungalow with outside lighting, covered sockets and wall taps. A notable feature is the south facing enclosed rear garden. A lawned area surrounded by an array of mature well-established shrubs, plants and trees. Patio area providing ideal entertaining space off the garden room. Small timber shed, log store. 10 PV panels installed at rear of property.

**Garage:** 22' 2" x 10' 10" (6.75m x 3.30m) Electric roller shutter door and rear personal door, concrete base, power and light.

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

**Services:** Mains electricity, water and private drainage is understood to be connected. Oil heating.

**Council Tax Band 'D' EPC Rating 79|C:**

**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 through the Town Centre and at the small roundabout take the third exit into Talbot Street before taking the next turning right into Watergate Street. Take the next left into Birch Road, passing the Black Water Marina on the left before passing over the canal bridge and continue ahead for Tetchill. Continue into the centre of the village and turn right sign posted Welsh Frankton. 'Little Willow' will be identified on the left handside by the agents for sale board.

**What3Words//fooling.geese.patio:**





## Ground Floor

Approx. 153.1 sq. metres (1647.5 sq. feet)



Total area: approx. 153.1 sq. metres (1647.5 sq. feet)

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

