

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com.
Direct Dial 07973 205 007
Plan produced using PlanUp.



70 Tetchill Brook Road, Ellesmere, SY12 0FJ

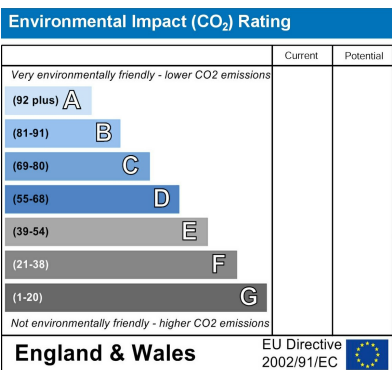
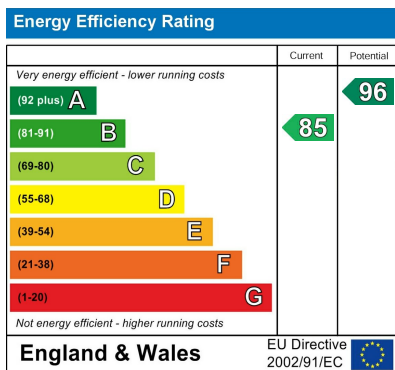
Reduced to £265,000

Welcome to Tetchill Brook Road, Ellesmere - a charming location for this delightful 3-bedroom house with 2 reception rooms. This property boasts a lovely garden, perfect for enjoying a cup of tea on a sunny afternoon. With allocated parking, you'll never have to worry about finding a spot after a long day out.

Step inside to discover a cosy home with ample space for your family. The two reception rooms offer versatility. The three bedrooms provide comfortable accommodation for everyone, ensuring a good night's sleep for all.

The bathroom is conveniently located, making it easy to access from all parts of the house. Whether you're getting ready for the day or winding down in the evening, this well-appointed bathroom will meet all your needs.

Don't miss out on the opportunity to make this house your home. With its ideal location and charming features, this property is sure to capture your heart. Book a viewing today and envision the possibilities that await you at Tetchill Brook Road!



We sell houses, We win awards, because We care

12 Leg Street, Oswestry, Shropshire SY11 2NL **T:** 01691 680044 **F:** 01691 662999
E: sales@woodheadsalesandlettings.com **www.woodheadsalesandlettings.com**

Woodhead Oswestry Sales and Lettings Ltd. Registered in England and Wales Company No. 7261707 VAT Reg. No. 101 222787



We sell houses, We win awards, because We care

12 Leg Street, Oswestry, Shropshire SY11 2NL **T:** 01691 680044 **F:** 01691 662999
E: sales@woodheadsalesandlettings.com **www.woodheadsalesandlettings.com**

Woodhead Oswestry Sales and Lettings Ltd. Registered in England and Wales Company No. 7261707 VAT Reg. No. 101 222787



Entrance Hall
1.235 x 1.549 (4'0" x 5'0")
UPVC doors and windows
single radiator panel and thermostatic valve
carpet

Guest Cloakroom/WC
1.290 x 1.761 (4'2" x 5'9")
low level WC
basin
wood effect flooring
extractor fan
single radiator panel with thermostatic valve

Lounge
4.698 x 3.599 (15'4" x 11'9")
front aspect UPVC windows
wood effect flooring
single panel radiator
cupboard



Kitchen/ Diner
3.574 x 2.926 (11'8" x 9'7")
rear aspect UPVC patio doors and windows
range of eye and base units
stainless steel sink unit with mixer tap
oven and 4 ring electric hob
space for fridge/freezer/dishwasher and w/machine
double panel radiator
boiler



Bedroom 1
2.580 x 5.505 (8'5" x 18'0")
front aspect UPVC windows
single panel radiator
loft hatch



En suite
3.384 x 1.546 (11'1" x 5'0")
velux roof window
shower cupicle
heated towel rail
low level wc
cupboard
tiled floor



Bedroom 2
3.580 x 2.928 (11'8" x 9'7")
rear aspect UPVC windows
single panel radiator with thermostatic valve
wood effect flooring



Bedroom 3
2.976 x 3.281 (9'9" x 10'9")
front aspect UPVC windows
double panel radiator with thermostatic valve

built in wardrobes
wood effect flooring



Bathroom
2.415 x 1.826 (7'11" x 5'11")
bath and shower over
basin
low level wc
heated towel rail
tiled floor



Rear Garden
brick BBQ oven
low maintenance paving and shrub bed
shed
secure fencing and rear access gate



Front Garden
two allocated parking spaces
paving and shrub bed



SERVICES
We have been informed by the seller that the property benefits from mains water:
mains drainage: gas central heating. We have not tested any services, therefore no
warranty can be given or implied as to their working order.

VIEWINGS
By appointment through the selling agents. Woodhead Oswestry Sales & Lettings Ltd,
12 Leg Street, Oswestry, Shropshire, SY11 2NL. Tel: (01691) 680044. Negotiations: All
interested parties are respectfully requested to negotiate directly with the Selling
Agents.

HOURS OF BUSINESS
Monday - Friday 9.30am - 5.00pm
Saturday 9.00am - 1.00pm
Sunday Closed.

MISDESCRIPTION ACT 1991
The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and
so does not verify that they are in working order, fit for their purpose or within the
ownership of the seller. Therefore, the buyer must assume that the information given
is incorrect.
Neither has the agent checked the legal documentation to verify legal status of the
property. Buyers must assume that the information is incorrect until it has been
verified by their solicitors or legal advisers.
The measurements supplied are for general guidance and as such must be considered
incorrect. A buyer is advised to re-check the measurements him/herself before
committing to any expense. Measurements may be rounded up or down to the nearest
three inches, as appropriate.
Nothing concerning the type of construction or the condition of the structure is to be
implied from the photograph of the property.
The sales particulars may change in the course of time and any interested party is
advised to make a final inspection of the property prior to exchange of contracts .

MISREPRESENTATION ACT 1967
These details are prepared as a general guide only and should not be relied upon as a
basis to enter into a legal contract or to commit expenditure. Interested parties should
rely solely on their own surveyors, solicitors or other professionals before committing
themselves to any expenditure or other legal commitments. If any interested party
wishes to rely upon information from the agent, then a request should be made and
specific written confirmation provided. The agent will not be responsible for any verbal
statement made by any member of staff, as only a specific written confirmation
should be relied upon. The agent will not be responsible for any loss other than when
specific written confirmation has been requested .