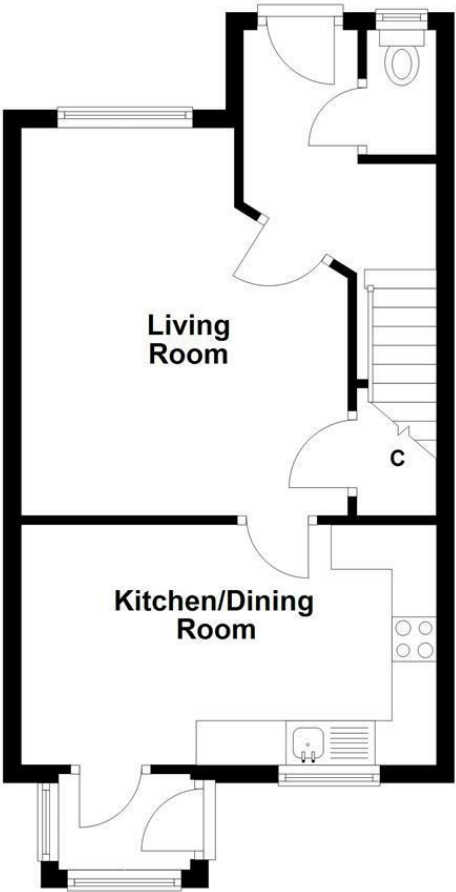


**WOODHEAD**  
OSWESTRY SALES & LETTINGS

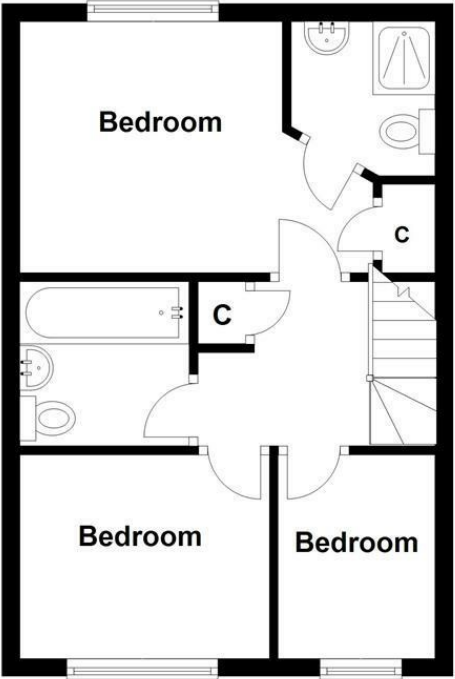
**Ground Floor**

Approx. 37.6 sq. metres (404.3 sq. feet)



**First Floor**

Approx. 33.5 sq. metres (360.2 sq. feet)



Total area: approx. 71.0 sq. metres (764.5 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. [www.propertyphotographix.com](http://www.propertyphotographix.com).  
Direct Dial 07973 205 007  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**72 Tetchill Brook Road, Ellesmere, SY12 0FJ**  
**Reduced to £214,950**

Nestled in the charming area of Tetchill Brook Road, Ellesmere, this delightful house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The layout includes a welcoming reception room, providing a warm and inviting atmosphere for relaxation or entertaining guests.

The house boasts two bathrooms, ensuring convenience for all occupants.

In summary, this house on Tetchill Brook Road presents an excellent opportunity for anyone seeking a comfortable and spacious residence in a friendly neighbourhood. With its thoughtful layout and convenient location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming property your new home.



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](mailto:sales@woodheadsalesandlettings.com) **www.woodheadsalesandlettings.com**

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#### Location

The property is located in the picturesque North Shropshire countryside in the market town of Ellesmere. The town itself offers a good range of local amenities whilst easy access onto the A5/A483 means the larger towns of Oswestry, Shrewsbury, and the City of Chester are easily accessible as well as the motorway network beyond. The nearby train station at Gobowen offers links to Birmingham, Manchester and beyond.

#### Directions

From the office in Leg Street, Oswestry, head out of town towards A5, straight across the roundabout to Whittington. Turn left at the 'T' junction then right at the Castle to Ellesmere A495 at the traffic lights turn right towards Tesco's, continue past Canal Way, then right onto Tetchil Brook Road where the property will be identified by the Agents Board.

#### Entrance

The property is accessed via a uPVC door with glazed panels.

#### Hallway

2.54m x 1.37m (8'3" x 4'5")

Carpeted Hallway with pendant light and single panel radiator.

#### Cloakroom

Front aspect uPVC double glazed window, low level WC and pedestal wash hand basin with mixer tap. Single panel radiator with thermostatic valve. Wood effect flooring and light to ceiling.

Door leading into:

#### Reception Room

3.68m x 4.32m (12'0" x 14'2")

Front aspect uPVC double glazed window and single panel radiator thermostatic valve. Carpeted throughout, TV aerial point and light to the ceiling. Storage cupboard under the stairs.

Door leading to:



#### Kitchen

2.70m x 4.66m (8'10" x 15'3")

The kitchen comprises a range of eye and base units throughout with space and plumbing for a washing machine and dryer. 4 ring gas fired hob with extractor hood over and 1 1/2 stainless steel sink and drainer with mixer tap over. Rear aspect uPVC window, single panel radiator with thermostatic valve and pendant light to the ceiling. Wood effect flooring throughout. uPVC glass door leads into a fully glazed rear porch.

Stairs lead to a carpeted landing with access to the loft hatch and storage/airing cupboard. Doors into:



#### Bedroom One

3.6m x 2.92m (11'9" x 9'6")

Front aspect uPVC double glazed window, pendant light and carpeted flooring. Single panel radiator. Storage cupboard with clothing rails.



#### Ensuite

1.60m x 1.92m (5'2" x 6'3")

Ensuite comprises a low level WC, pedestal wash hand basin and cubical shower. Wood effect flooring, front aspect uPVC double glazed window and light to ceiling,



#### Bedroom Two

2.78m x 2.28m (9'1" x 7'5")

Rear aspect uPVC double glazed window, carpet to the flooring, pendant light and single panel radiator with thermostatic valve.



#### Bedroom Three

2.29m x 1.82m (7'6" x 5'11")

Rear aspect uPVC double glazed window, pendant light, carpet flooring and single panel radiator with thermostatic valve.



#### Family Bathroom

1.79m x 1.61m (5'10" x 5'3")

The bathroom comprises a fully fitted suite with low level WC, pedestal wash hand basin and bath with shower attachment over. Wooden effect flooring, light to ceiling and single panel radiator with thermostatic valve.



#### Externally

To the rear of the property is an enclosed rear garden and countryside views. To the front there is off road parking.

#### Tenure

We are advised that the property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries.

#### Servcies

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

#### Council Tax

The council tax band for the property is 'B' and the local authority is Shropshire County Council.

#### 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 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 .

#### Local Authority/Planning

Woodhead Oswestry Sales & Lettings Ltd have not checked rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions concerning this property or the surrounding area.

#### 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 Buisness

Monday - Friday 9.30am - 5.00pm

Saturday 9.00am - 1.00pm

Sunday Closed.

#### PARTICULARS

These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute or form any part of any contract. All measurements, areas and distances are approximate and floor plans and photographs are for guidance purposes only. Woodhead Sales and Lettings has no authority to make or give any representation or warranty whatsoever in relation to the property. If you are travelling some distance contact the office if you require any further information or clarification.