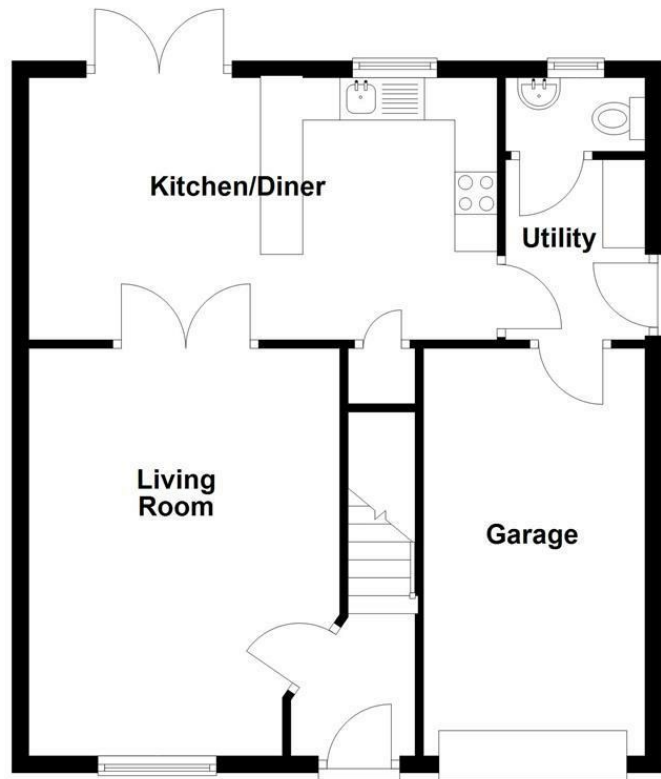


WOODHEAD
OSWESTRY SALES & LETTINGS

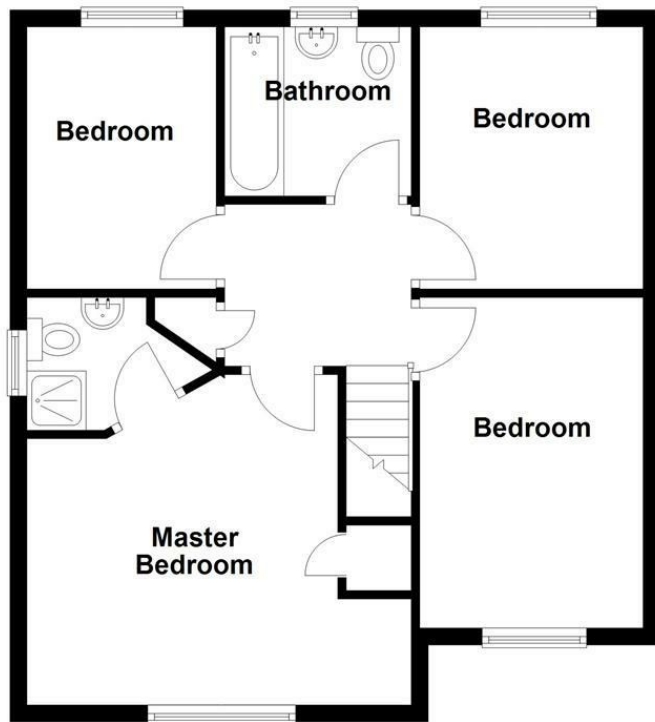
Ground Floor

Approx. 58.5 sq. metres (629.3 sq. feet)



First Floor

Approx. 55.2 sq. metres (594.3 sq. feet)



Total area: approx. 113.7 sq. metres (1223.7 sq. feet)

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.

88 Tetchill Rd Kad, *



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



88 Tetchill Brook Road, Ellesmere, SY12 OFJ

Offers in the region of £318,950

Nestled in the charming area of Tetchill Brook Road, Ellesmere, this modern house offers a delightful blend of comfort and contemporary living. Built in 2017, the property boasts a stylish design and is well-suited for families or those seeking a spacious home.

Upon entering, you are welcomed into a generous reception room that provides an inviting space for relaxation and entertainment. The house features four well-proportioned bedrooms, ensuring ample room for family members or guests. The two bathrooms are thoughtfully designed, providing convenience and privacy for all.

The property also includes parking for one vehicle, adding to the ease of living in this lovely neighbourhood. With its modern amenities and attractive layout, this house is a perfect choice for anyone looking to settle in a peaceful yet accessible location.



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LOCATION

Ellesmere is a popular market town on the Welsh border with a lively café culture and an interesting mix of both independent and traditional shops and supermarkets and a regular weekly market. Easy access to the A5 and A483 provides direct links to Shrewsbury, Chester and beyond and the train station at nearby Gobowen provides regular rail services to Chester, Liverpool, Birmingham and London. The area is renowned for its excellent state and private schools including Oswestry School, Moreton Hall Girls School, Adcote School for Girls, Ellesmere College and Packwood Haugh.

Entrance Hall

0.965 x 1.523 (3'1" x 4'11")

The entrance to the property has UPVC doors and windows and fitted carpet

Guest Cloakroom / WC

1.689 x 1.199 (5'6" x 3'11")

Rear aspect frosted UPVC window, low level WC, corner hand basin and single panel radiator with thermostatic valve

Lounge

3.385 x 4.974 (11'1" x 16'3")

Front aspect UPVC windows, electric fire, double panel radiator and fitted carpet



Kitchen / Breakfast Room

5.648 x 3.311 (18'6" x 10'10")

Patio doors and UPVC windows, range of eye and base units, 1 1/2 bowl stainless steel sink unit, pantry cupboard, fridge freezer, oven and gas hob, double panel radiator with thermostatic valve with space for kitchen table and dishwasher



Stairs and Landing

Loft hatch and airing cupboard

Bedroom 1

4.240 x 4.367 (13'10" x 14'3")

Front aspect UPVC windows, single panel radiator with thermostatic valve, fitted carpet and built in cupboard



En Suite

2.329 x 1.845 (7'7" x 6'0")

Side aspect frosted UPVC window, hand basin, Low level WC, shower and single panel radiator with thermostatic valve



Bedroom 2

3.157 x 2.216 (10'4" x 7'3")

Rear aspect UPVC windows, fitted carpet and single panel radiator with thermostatic valve



Bedroom 3

3.140 x 2.835 (10'3" x 9'3")

Rear aspect UPVC windows, single panel radiator with thermostatic valve and fitted carpet



Bedroom 4

2.833 x 3.954 (9'3" x 12'11")

Front aspect UPVC windows, single panel radiator with thermostatic valve and fitted carpet

Bathroom

2.101 x 1.925 (6'10" x 6'3")

Rear aspect frosted UPVC windows, bath, hand basin, Low level WC and single panel radiator thermostatic valve



Front aspect

Lawn area, front pathway, driveway and garage



Rear Garden

Secure fencing, entrance to garage, decking and lawn



Garage

4.857 x 3.103 (15'11" x 10'2")

TENURE

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

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.

COUNCIL TAX

The council tax band for the property is 'D' and the local authority is Shropshire.

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.

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 .

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.