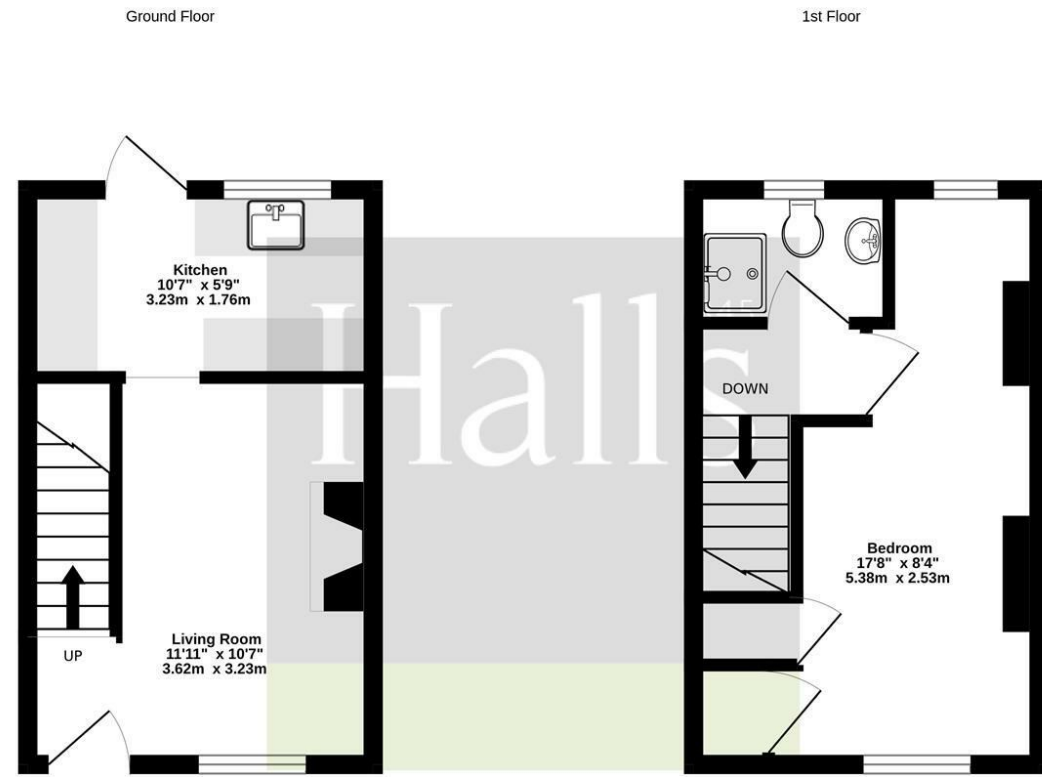


FOR SALE

10 Birch Road, Ellesmere, Shropshire, SY12 0ET



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FOR SALE

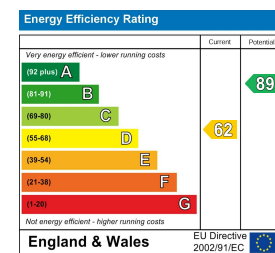
Offers In The Region Of £137,500

10 Birch Road, Ellesmere, Shropshire, SY12 0ET

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating

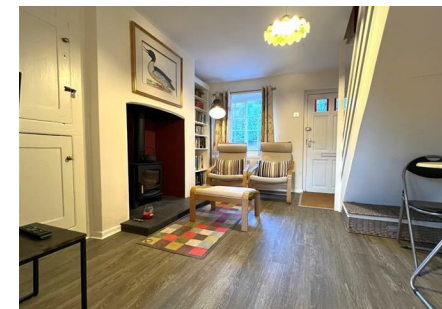


****No onward chain**** A much improved and immaculately presented one-bedroom period town cottage benefitting from deceptively spacious internal accommodation, generous gardens, and a brick built storage shed, conveniently situated in a central location within the sought after north Shropshire lakeland town of Ellesmere.



01691 622 602

Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



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Oswestry (8 miles), Shrewsbury (16 miles), Chester (28 miles).
(All distances approximate)



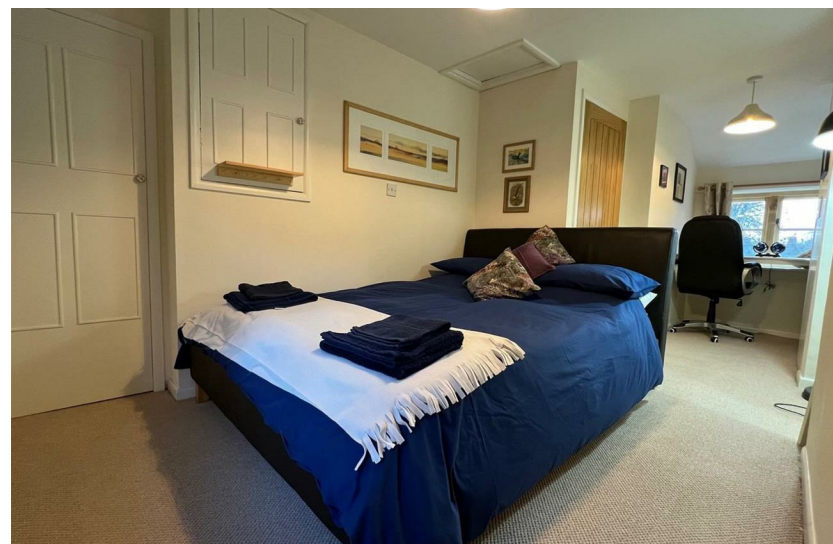
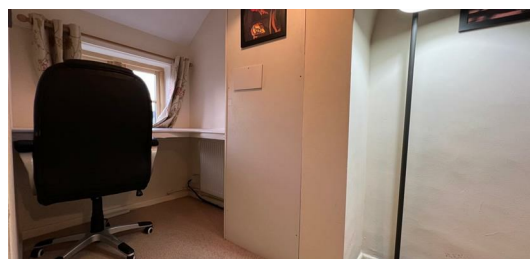
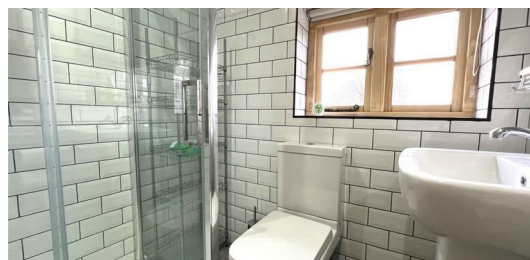
1 Reception Room/s



1 Bedroom/s



1 Bath/Shower Room/s



- Immaculately Presented
- Much Improved
- Period Town Cottage
- Generous Gardens
- Established as an Air B&B
- Town Centre Location
- Potential to reinstate second bedroom

DESCRIPTION

Halls are delighted with instructions to offer 10 Birch Road in Ellesmere, for sale by private treaty.

10 Birch Road is a much improved and immaculately presented one-bedroom period town cottage benefitting from deceptively spacious internal accommodation, generous gardens, and a brick built storage shed, conveniently situated in a central location within the sought after north Shropshire lakeland town of Ellesmere.

Internally the property, which has been much improved and re-imagined by the current vendor, currently comprises, on the ground floor, a Living/Breakfast Room and Kitchen together with, to the first floor, a Bedroom and Shower Room.

Externally, the property boasts generous gardens split in to two defined sections with, immediately to the rear of the property, a paved courtyard comprising a brick built storage shed with, beyond this and accessed via a timber gate, an area that offers an exciting opportunity for buyers to develop to their needs/tastes.

The sale of 10 Birch Road does, therefore, the exciting opportunity for purchasers to acquire a quaint and characterful one-bedroom town centre cottage benefitting from excellent gardens.

SITUATION

10 Birch Road is situated a short walk from the centre of Ellesmere, which has an excellent range of local shopping and recreational facilities. Ellesmere is also within easy reach of the larger centres of Oswestry (8 miles) and the county town of Shrewsbury (16 miles), both of which, have a more comprehensive range of amenities of all kinds.

THE ACCOMMODATION COMPRISES:

The property is entered via wooden front door with decoratively glazed panelling into a:

LIVING/BREAKFAST ROOM

11'10" x 10'7" (3.62m x 3.23m)

Fitted matwell leading on to a wood effect laminate flooring, window on to front elevation, understairs breakfast/seating area, and wood burner set on to raised hearth within inglenook, this flanked on either side by shelving and storage, and with carpeted stairs leading to the first floor.

KITCHEN

10'7" x 5'9" (3.23m x 1.76m)

Traditional tiled flooring, double glazed window on to rear elevation, wooden door with glazed panelling leading on to patio area and garden beyond, a selection of base and wall units with wood effect roll topped work surfaces above and tiled splashbacks, planned space for appliances to include an Indesit freestanding washing machine, freestanding Zanussi cooker with oven/grill below and four ring gas hob above, and fridge.

FIRST FLOOR LANDING AREA

Fitted carpets as laid and a door in to the:

BEDROOM

17'8" x 8'3" (5.39m x 2.53m)

(The property was previously a two bedroom and could be converted back, should it be preferred)

Fitted carpet as laid, double glazed window on to front and rear elevations, a selection of shelves and desk space and doors into various storage/wardrobe cupboards, one of which contains a clothes rail and one contains slatted shelving. A recessed compartment houses the gas-fired boiler.

SHOWER ROOM

Wood effect vinyl flooring, double glazed window on to rear elevation, fully tiled walls and a bathroom suite to comprise pedestal hand basin (H&C), low flush WC, walk-in shower cubicle housing the mains fed shower with rainfall head, and a heated towel rail.

OUTSIDE

The property offers pedestrian access to the front off Birch Road.

GARDENS

The gardens are a particularly notable feature of the property being far larger than one might expect or anticipate from a property of this type. The garden is divided in to two distinct sections with a paved courtyard situated directly to the rear of the property comprising a full height wooden access gate and a brick built storage shed (with power and light laid on) with lean-to to one end. A full height timber gate leads from the courtyard on to the second section of garden which at present has been cleared and offers exciting potential for a variety of future usages i.e. further garden space or possibly conversion in to parking (LA consent permitting).

AirBnB

The property is currently being utilised as a successful AirBnB and enjoys an on site customer review score of 4.8/5, whilst attracting an income of approx £70 per night.

SERVICES

We understand that the property has the benefits of mains water, gas, electricity and drainage.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

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

COUNCIL TAX

The property is in Band 'A' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel:(01691) 622602.