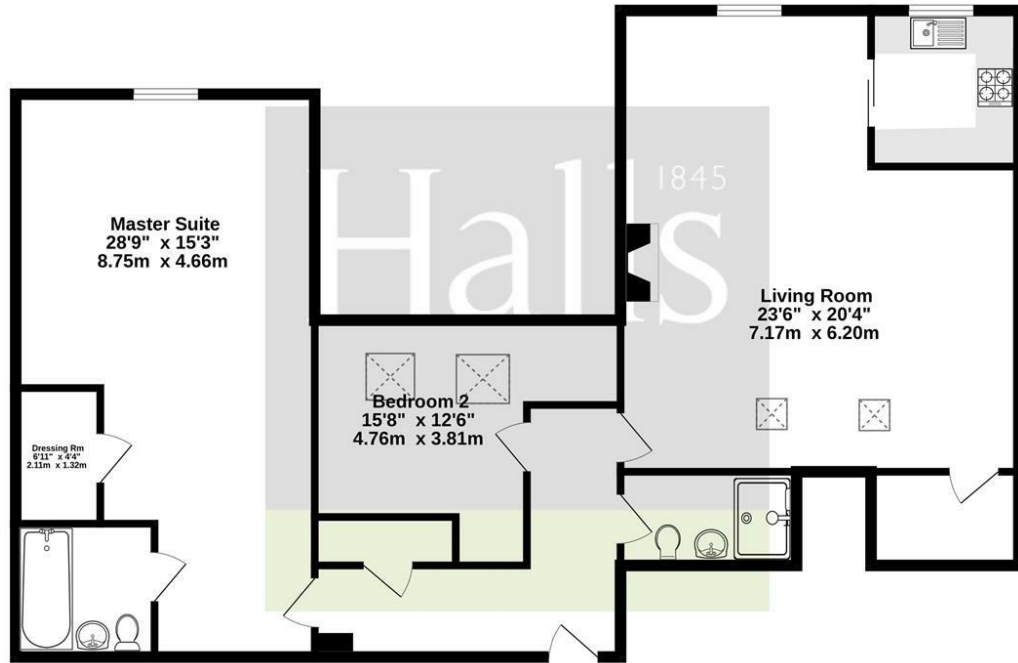


FOR SALE

37, Jebb Court Dairy Grove, Ellesmere, SY12 0GA



1257 sq.ft. (116.8 sq.m.) approx.



TOTAL FLOOR AREA: 1257 sq.ft. (116.8 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. Made with Metropix ©2024



FOR SALE

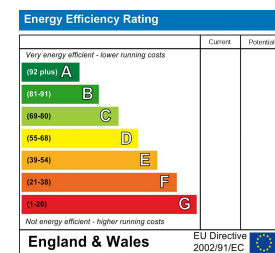
Offers in the region of £175,000

37, Jebb Court Dairy Grove, Ellesmere, SY12 0GA

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



01691 622 602

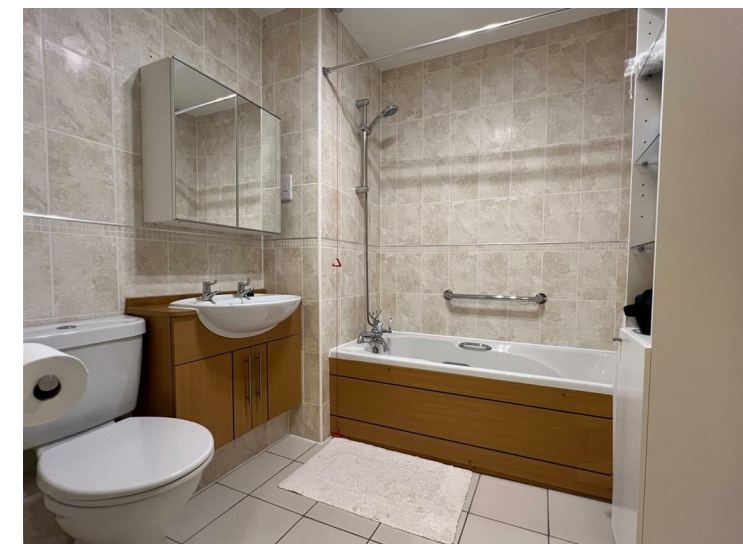
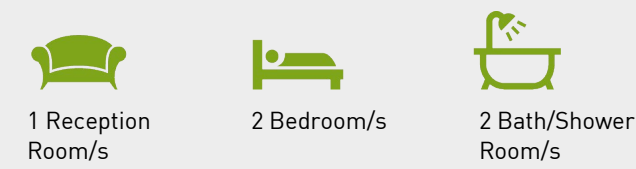
Ellesmere Sales The Square, Ellesmere, Shropshire, SY12 0AW E: ellesmere@hallsgb.com



A very spacious, two-bedroom apartment offering over 1200 sq ft of well presented internal accomodation, whilst benefitting from access to attractive communal gardens and close proximity to all local amenities, conveniently situated within an acclaimed retirement complex located in a pleasant edge of town setting.



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



- Over 1200 sq ft of Accommodation
- Well Presented
- Master with En-Suite and Dressing Rm
- Retirement Complex
- Communal Gardens
- Edge of Town Location

DESCRIPTION

Halls are delighted with instructions to offer 37 Jebb Court in Ellesmere for sale by private treaty.

37 Jebb Court is a very spacious, two-bedroom apartment offering over 1200 sq ft of well presented internal accommodation, whilst benefitting from access to attractive communal gardens and close proximity to all local amenities, conveniently situated within an acclaimed retirement complex located in a pleasant edge of town setting.

The property, which is far larger than is typical for a property within this development, at present comprises an Entrance Hallway, Living/Dining Room, Kitchen, Master Suite featuring an En-Suite Bathroom and Dressing Room, Bedroom Two, Wet/Shower Room, and a number of storage/airing cupboards.

The property enjoys underfloor heating throughout.

Externally, the property is complimented by communal gardens which are maintained to a very high standard by the management company.

Allocated car parking spaces are available for rent within the development (pending availability).

The sale of 37 Jebb Court does, therefore, provide the almost unique opportunity for purchasers to acquire a very substantial two-bedroom apartment which extends to over 1200 sq ft, situated within this well-regarded retirement complex on the edge of Ellesmere.

SITUATION

37 Jebb Court is located just a short walk from the centre of the sought after, North Shropshire town of Ellesmere, which boasts a range of amenities including supermarkets, independent shops, and restaurants, as well as a number of recreational facilities. Ellesmere is also well located for access to the larger local towns of Oswestry, Shrewsbury and Wrexham, all of which offer a more comprehensive level of amenities, within a short drive.

THE ACCOMMODATION COMPRISES:

The property is approached via a front door in to an:

ENTRANCE HALLWAY

Fitted carpets as laid and a door in to the useful storage/Airing Cupboard containing slatted shelving and a Gledhill hot water cylinder. With a further door in to the:

LIVING/DINING ROOM

23'6" x 20'4" (max) [7.17 x 6.20 (max)]
Fitted carpet as laid, triple glazed window onto rear elevation, an attractive stone effect fireplace and hearth with electric living flame effect fire, a door into a large storage cupboard containing a selection of shelving, with a further sliding door leading in to the:

KITCHEN

7'6" x 7'10" (2.30 x 2.40)
Triple glazed window on to rear elevation, tiled flooring, a selection of base and wall units with roll topped work surfaces above, stainless steel sink with draining area to one side and (H&C) mixer tap above, integrated Hotpoint oven/grill with separate four ring Hotpoint electric oven with extractor fan above, integrated fridge/freezer and tiled splashbacks.

MASTER SUITE

28'8" x 15'3" (max) [8.75 x 4.66 (max)]
Fitted carpet as laid, triple glazed window onto rear elevation and a door in to a substantial Dressing Room which contains a selection of shelving and clothes rails, with further storage above. One end of the room offers generous and versatile space for a seating/breakfast area or similar, with a further door leading to the:

EN SUITE BATHROOM

Fully tiled walls, tiled flooring, and a bathroom suite to include: low flush WC, hand basin set in to vanity unit with separate taps above, and a panelled bath with (H&C) mixer tap with shower attachment; also featuring an electrically operated radiator/heated towel rail, full height storage unit, and grab rails for mobility.

BEDROOM TWO

15'7" x 12'5" (max) [4.76 x 3.81 (max)]
With fitted carpet as laid and two Velux ceiling lights

SHOWER ROOM/WET ROOM

Fully tiled walls and tiled flooring, low flush WC, hand basin set in to vanity unit (H&C), a wall mounted mains fed shower complemented by a selection of grab rails and a heated towel rail/radiator.

CONDITIONS

Please note that all prospective purchasers of Jebb Court residential retirement properties must be 60 years of age if buying as a sole occupant, however, if buying as a couple, one occupant can be of a minimum of 55 years old.

Potential buyers would, following the agreement of an offer, be required to meet with the Jebb Court house manager in order to confirm their suitability for the development.

GROUND RENT

There is a ground rent of £495 per annum.

SERVICE CHARGE

We are advised that the current service charge for 37 Jebb court is, at time of writing, £311.00 per calendar month. We understand that the charge covers:

The dedicated on-site House Manager, all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates, security, and the energy costs of the laundry room, homeowners lounge and other communal areas.

TENURE

The property is said to be of leasehold tenure and we understand a 125 year lease was grant in 2013, thus, at time of writing, approximately 113 years remain unexpired.

SERVICES

We understand the property benefits from mains electricity, water and drainage.

LOCAL AUTHORITY

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

COUNCIL TAX

The property is listed as a band B on the local authority register.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW. Tel: [01691] 622602.