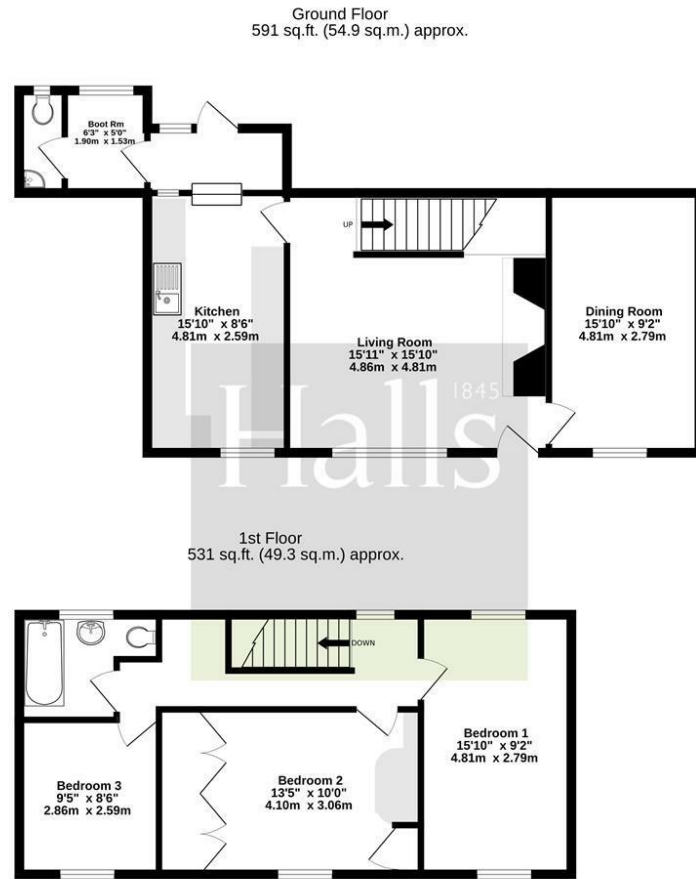


FOR SALE

11 St Johns Hill, Ellesmere, Shropshire, SY12 0EY



TOTAL FLOOR AREA: 1121 sq.ft. (104.2 sq.m.) approx.
 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given.
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FOR SALE

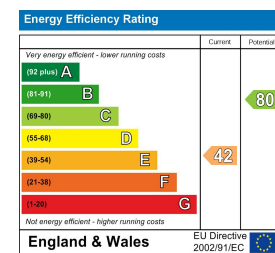
Guide Price £170,000

11 St Johns Hill, Ellesmere, Shropshire, SY12 0EY

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



A detached three-bedroom Grade II listed period town cottage boasting a single garage, a wealth of traditional features, and private rear gardens, whilst offering excellent potential for sympathetic improvement works throughout, situated in a noted residential location within the lakeland town of Ellesmere.

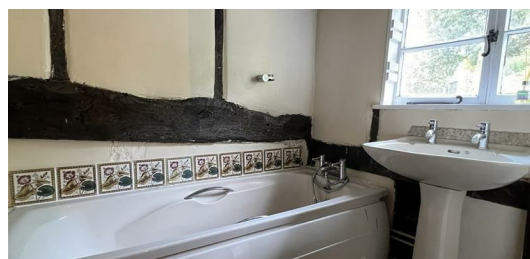
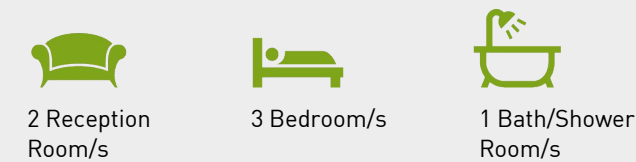


01691 622 602

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



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- Detached Family Home
- Period Cottage
- Excellent Scope for Refurbishment
- Wealth of Traditional Features
- Single Garage
- Town Centre Location

DESCRIPTION

Halls are delighted with instruction to offer 11 St. John's Hill in Ellesmere for sale by Private Treaty.

11 St John's Hill is a detached three-bedroom Grade II listed period town cottage boasting a single garage, a wealth of traditional features, and private rear gardens, whilst offering excellent potential for sympathetic improvement works throughout, situated in a noted residential location within the lakeland town of Ellesmere.

The property, which represents an exciting opportunity for purchasers to implement sympathetic renovation and improvement works, currently comprises, on the ground floor, a Living Room, Dining Room, Kitchen, Rear Porch, Boot Room, and Cloakroom, together with three first floor bedrooms and a family bathroom.

Externally, the property is complimented by private rear gardens which, at present, offer a brick paved patio area ideal for outdoor dining and entertaining, along with a raised lawn area interspersed by a number of floral/herbaceous beds and providing views over the historic north Shropshire town.

The property is further complimented by an attached single garage.

The sale of 11 St. John's Hill does, therefore, represent the decidedly rare opportunity for purchasers to acquire a detached Grade II listed three-bedroom family home with gardens and garage, situated in a renowned town centre location.

BUYERS PREMIUM

Please note that the purchaser(s) of this property will be responsible for paying a Buyers Premium, on signing the contract, in addition to the purchase price, which has been set at 2.5% +VAT of the sale price (minimum £2500, plus VAT (£3000)).

THE ACCOMODATION COMPRISES

The property is entered via a covered porch through a wooden door with glazed panelling leading into the:

LIVING ROOM

15'11" x 24'3" (4.86 x 7.41)

With fitted carpet as laid, windows onto front and rear elevation, a range of exposed timbers, traditional exposed brick inglenook fireplace with slate-style hearth and heavy oak beam over housing a log-burner style gas fired living flame effect heater, carpeted stairs rising to the first floor and a door into the:

DINING ROOM

15'9" x 9'1" (4.81 x 2.79)

With fitted carpet as laid, window onto front elevation, a range of exposed timbers, and recessed storage shelving.

KITCHEN

15'9" x 8'5" (4.81 x 2.59)

With decorative tiled flooring, window onto front elevation, a range of base units with roll topped works surfaces above and inset stainless steel sink with draining area to one side and taps above. Planned space for appliances and steps leading through an archway to the:

REAR PORCH

With tiled flooring, window into rear elevation, planned space for fridge freezer or similar, and wooden door with glazed panelling leading out onto gardens. An archway leads through to the:

BOOT ROOM

6'2" x 5'0" (1.90 x 1.53)

With a continuation of the tiled flooring, window onto rear elevation, and a door into:

CLOAKROOM

With a continuation of the tiled flooring, low flush WC and wall mounted hand basing (H&C)

Carpeted stairs rise from the Living Room to the:

FIRST FLOOR LANDING

With fitted carpet as laid, secondary glazed window onto rear elevation, exposed timbers, and doors into the first floor rooms

BEDROOM ONE

15'9" x 9'1" (4.81 x 2.79)

With Fitted carpet as laid, dual aspect windows onto front and rear elevations, and exposed timbers.

BEDROOM TWO

13'5" x 10'0" (max) (4.10 x 3.06 (max))

With fitted carpet as laid, window onto front elevation, exposed timbers, chimney breast flanked on one side by a door into a Storage Cupboard, and further doors into recessed storage/wardrobe space.

BEDROOM THREE

9'4" x 8'5" (2.86 x 2.59)

With fitted carpet as laid, window onto front elevation, exposed timbers.

FAMILY BATHROOM

With decorative tiled flooring, window onto rear elevation, exposed timbers and a bathroom suite to include: panelled bath (H&C) pedestal sink (H&C) and low flush WC.

OUTSIDE

The property is approached via St. John's Hill with access to the:

SINGLE GARAGE

With up and over metal front door, concrete flooring, power and light laid on and wall mounted Vaillant Eco-Tec central heating boiler.

GARDENS

The rear gardens are a particularly notable feature of the property, at present comprising a brick paved patio area alongside an elevated area of lawn interspersed by floral and herbaceous beds and offering views over the town. The gardens again represent an excellent opportunity for landscaping and improvement according to a purchaser's tastes.

SERVICES

We understand that the property is served by mains Gas, Electrics, Water and Drainage.

TENURE

The property is said to be of Freehold tenure and vacant possession will be granted upon completion.

CONSERVATION AREA

We understand that the property is within the Conservation Area

LOCAL AUTHORITY

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

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.