



**FOR SALE**

Offers in the region of £199,995

11 Beech Drive, Ellesmere, SY12 0BU

A well presented and much improved mature two-bedroom semi-detached property boasting well proportioned internal accommodation, generous gardens, and a particularly useful garden office/summer house, conveniently situated within a popular residential location on the edge of Ellesmere.





- Well Presented
- Conservatory
- Two Double Bedrooms
- Generous Gardens
- Versatile Garden Office/Summerhouse
- Edge of Town Location

## DESCRIPTION

Halls are delighted with instructions to offer 11 Beech Drive in Ellesmere for sale by private treaty.

11 Beech Drive is a well presented and much improved mature two-bedroom semi-detached property boasting well proportioned internal accommodation, generous gardens, and a particularly useful garden office/summer house, conveniently situated within a popular residential location on the edge of Ellesmere.

Internally, the property is well presented throughout having been the subject of much improvement work by the current vendor to now offer well proportioned living accommodation situated over two floors which, at present, comprise, on the ground floor, a Reception Hall, Kitchen, Living/Dining Room, Conservatory, Utility, and Cloakroom, together with, to the first floor, two Bedrooms (both of which can accommodate double beds) and a family Bathroom.

Externally, the property enjoys well maintained gardens to both the front and the rear with the former of these featuring an area of lawn alongside a concrete walkway with, to the rear of the property, an attractive paved patio area, an expanse of lawn, and, most unusually, an excellent and particularly versatile garden building which could serve for usage as home office, gym, summerhouse etc.

The sale of 11 Beech Drive does, therefore, provide the rare opportunity for purchasers to acquire a well presented and much improved mature two-bedroom home within this particularly convenient location.

## THE ACCOMMODATION COMPRISES:

The property is entered via a covered porch through a UPVC front door in to an:

### ENTRANCE HALL

Fitted carpet as laid, UPVC double glazed window on to side elevation, carpeted stairs to first floor and a door leading in to:

### KITCHEN

9'6" x 9'1" (2.9m x 2.79)

Wood effect vinyl flooring, UPVC double glazed window on to rear elevation, door in to useful understairs storage cupboard (currently serving as a Pantry with double glazed window on to to side), and with a fitted kitchen comprising: a selection of base and wall units with wood block effect roll topped work surfaces over, tiled splashbacks, inset sink with draining area to one side and (H&C) mixer tap above, planned space for appliances which presently include a freestanding Electra slimline dishwasher and freestanding Flavel cooker (with four electric rings above and oven and grill below) with extractor hood over, with a further door leading in to the:

### LIVING/DINING ROOM

19'10" x 11'1" (6.05m x 3.4m)

Wood effect laminate flooring, UPVC double glazed window on to front elevation, living flame gas fire set in to marble effect hearth and wooden surround, with one end of the room providing ample space for a seating /dining area with double opening fully glazed UPVC doors leading in to the:

### CONSERVATORY

10'9" x 8'2" (3.3m x 2.5m)

Wood effect laminate flooring, glazing on to three aspects, double opening fully glazed patio doors leading out on to patio area and garden beyond and exposed brickwork walling.

### UTILITY ROOM

12'9" x 6'8" (3.89m x 2.04m)

Wood effect vinyl flooring, UPVC double glazed window on to side elevation, roll topped work surface with planned space for appliances beneath, UPVC door leading out on to rear, with a further UPVC door leading out on to front and a recessed cupboard housing the Ideal gas fired boiler, a further door leads in to the:

### CLOAKROOM

Wood effect laminate flooring, partly aqua-boarded walls, low flush WC, and hand basin set in to vanity unit with mixer tap above and storage cupboards below.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



#### FIRST FLOOR LANDING

Fitted carpet as laid, UPVC double glazed window on to side elevation and door leading in to useful landing storage cupboard with shelving with a further door leading in to:

#### BEDROOM ONE

14'2" x 10'4" (4.33m x 3.15m)

Fitted carpet as laid, two UPVC double glazed windows on to front elevation, door leading in to useful over stairs storage cupboard (which contains clothes rails) with a partially mirror fronted wardrobe giving on to clothes rails and storage drawers, with further wall mounted cupboards.

#### BEDROOM TWO

11'1" x 9'6" (3.4m x 2.9m)

A continuation of the fitted carpet as laid, UPVC double glazed window on to rear elevation.

#### FAMILY BATHROOM

Wood effect vinyl flooring, UPVC double glazed opaque window on to rear elevation, fully tiled walls, and a bathroom comprising: panelled bath with separate (H&C) along with a Tritan electric shower, pedestal hand basin separate (H&C), low flush WC.

#### OUTSIDE

The property is approached through a mid-height timber gate set within established hedging on to a concrete path, flanked to one side by an area of lawn, which leads to the front door and further round to a secondary entrance, along with a gravelled area ideal for bin storage.

#### REAR GARDENS

A particularly notable feature of the property being larger than one might anticipate for a property of this style and having been particularly well maintained by the current vendors to, at present, comprise an attractive paved patio area accessible directly off the conservatory which represents an ideal space for dining and entertaining, this flanked to one side by a slightly raised patio area with a brick-built BBQ, this leading on to an expanse of lawn with a raised timber bed and a further raised decking area, with the garden also containing a useful timber garden storage shed (approx 2m x 2m), with the garden also containing a:

#### SUMMER HOUSE/GARDEN OFFICE

A particularly versatile building of timber construction, currently divided in to two portions, with the right hand side accessed by two fully glazed UPVC double glazed patio doors which lead in to an area with wooden floors and which could serve as a gym/home office or garden room; with the left hand portion of the structure currently utilised as a home office, again with wooden floors.

The building is fully insulated and has power and light laid on.

#### 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

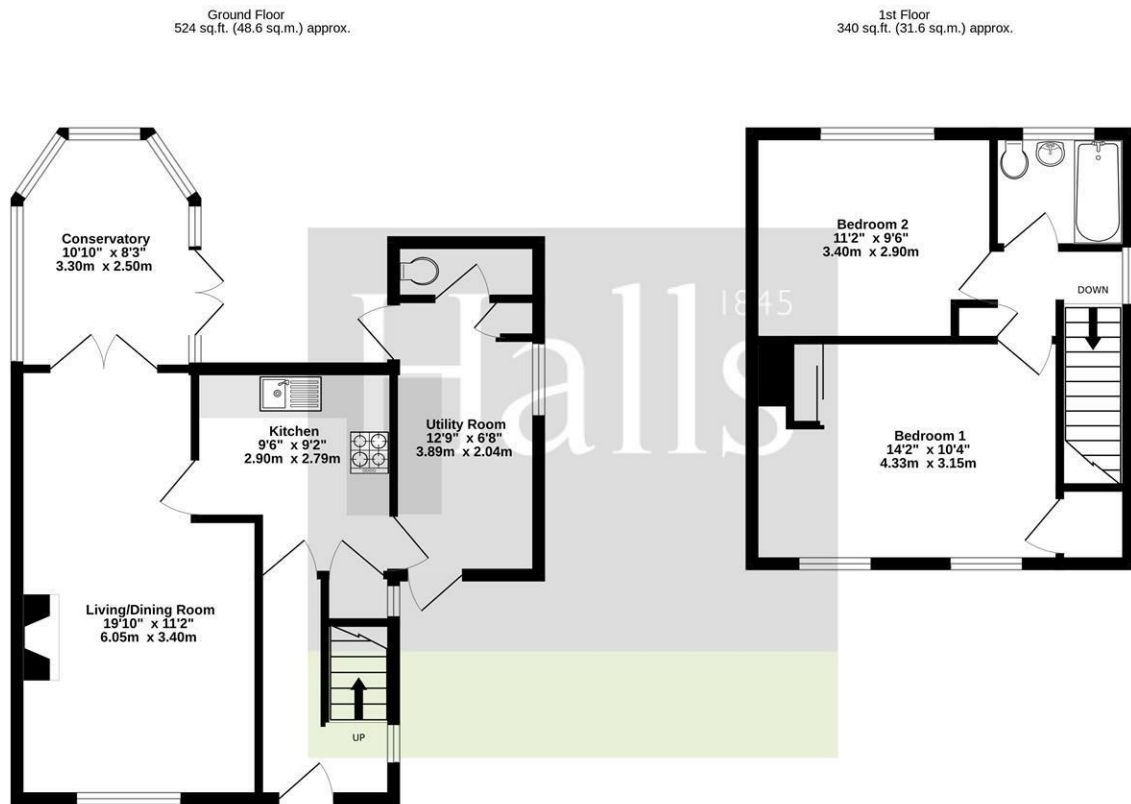
Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

#### 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.



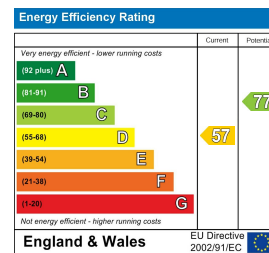
TOTAL FLOOR AREA : 864 sq.ft. (80.3 sq.m.) approx.

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 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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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 Ratings



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