



1 Kenwick View, Tetchill, Ellesmere, SY12 9AP

A well presented and much improved detached three-bedroom bungalow boasting ample parking, a detached garage, and attractively maintained wraparound gardens, peacefully situated within the village of Tetchill, near Ellesmere.



Ellesmere (2 miles), Oswestry (7 miles) and Shrewsbury (16 miles).

(All distances approximate)



- Detached Bungalow
- Much Improved
- Versatile Accommodation
- Driveway and Garage
- Large Gardens
- Pleasant Village Location

DESCRIPTION

Halls are delighted with instructions to offer 1 Kenwick View in Tetchill for sale by private treaty.

1 Kenwick View is a well appointed and deceptively spacious detached three-bedroom bungalow which has been subject to a scheme of improvement works by the current vendors and now provides over 1,000 sq ft of tastefully presented and modernised living accommodation which, at present, comprises an Entrance Hallway, Living Room, versatile Dining/Family Room, Kitchen, Bathroom, and three Bedrooms.

The property is centrally positioned within generous gardens which extend, in all, to around 0.14 acres and provide excellent outdoor space to complement the calibre of the home, whilst comprising, to the front, ample driveway parking for a number of vehicles, this leading on to a detached single garage. The remainder of the gardens feature areas of lawn interspersed with floral beds, and an attractive patio area which represents an ideal space for outdoor dining and entertaining.

SITUATION

1 Kenwick View is situated within the quaint rural village of Tetchill, which lies amongst the rolling fields of the north Shropshire landscape and, as such, provides excellent opportunities for country walks whilst remaining convenient for access to the lakeland town of Ellesmere, which sits around 2 miles to the north and provides a respectable range of day to day amenities, including Schools, Supermarket, Medical Facilities, Public Houses, Restaurants, and a range of independent shops. The county centres of Wrexham and Shrewsbury lie to the north and south respectively and can both be reached, by car, in around 30 minutes, and offer a more comprehensive range of amenities.

W3W

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DIRECTIONS

Leave Ellesmere via Birch Road, continuing over the canal bridge for around 1.7 miles until entering the village of Tetchill where a right hand turn leads onto Kenwick View, where the property is situated immediately on the left hand Side.

SCHOOLING

The property is convenient for a number of well-regarded state and private schools, including Lakelands Academy, Ellesmere Primary School, Welshampton C of E Primary, Criftins C of E Primary, Cockshutt C of E Primary, Oswestry School, The Corbet School, Adcote School for Girls, and Moreton Hall. The property is particularly well located for access to Ellesmere College, which lies under a mile away.



2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



THE PROPERTY

The property is principally accessed into an Entrance Hall, from where, immediately to the right, a door leads into a generously proportioned Living Room with dual aspect windows and a wall-mounted living flame effect fire, with a further door leading into a versatile Dining/Family Room which boasts windows onto three elevations and double-opening doors which open directly onto an attractive paved patio area situated on the southern portion of the gardens.

From the Entrance Hall, access is further offered into a Kitchen which contains a selection of base and wall units with marble-effect work surfaces over, this leading, via a UPVC door, to a useful Rear Porch/Boot Room located to the north of the property.

The remainder of the living accommodation comprises three Bedrooms, two of which feature recessed wardrobe/cupboard space, and a family Bathroom which contains a modern white suite with hand basin and WC set into a vanity unit with storage cupboards.

OUTSIDE

1 Kenwick View is situated within generous gardens which extend, in all, to around 0.14 acres and have, again, been subject to careful improvement works by the current vendors to now offer an excellent accompaniment to the property.

The property is initially accessed over a concrete driveway with inset gravel bed, which provides ample space for a number of vehicles and leads on to a detached single garage. To the south of the plot is an area of lawn bordered by a paved patio area, this making an ideal space for outdoor dining and entertaining and for enjoying the serene village setting in which the property sits, with a further patio area immediately adjoining the property on its northern side. The remainder of the garden is predominately laid to lawns but interspersed by a number of mature floral and herbaceous beds, alongside a substantial timber garden storage shed.

THE ACCOMMODATION COMPRISES:

Entrance Hall:
Living Room: 6.76m x 3.12m
Dining/Family Room: 4.37 x 3.12m
Kitchen: 2.67m x 2.62m
Rear Porch/Boot Room:
Bedroom One: 3.53m x 3.02m
Bedroom Two: 3.48m x 3.05m
Bedroom Three: 2.97m x 2.68m
Family Bathroom:

SERVICES

We understand that the property has the benefit of mains water and electricity. Drainage, we understand, is to a private system.

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 'D' on the Shropshire Council Register.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

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

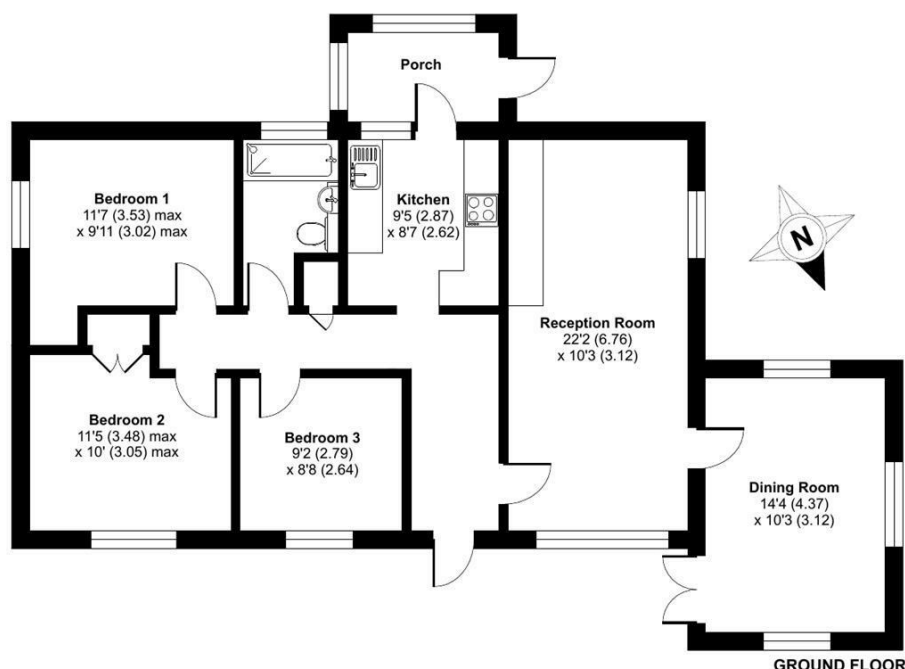
FOR SALE

1 Kenwick View, Tetchill, Ellesmere, SY12 9AP

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Approximate Area = 1022 sq ft / 95 sq m

For identification only - Not to scale



GROUND FLOOR

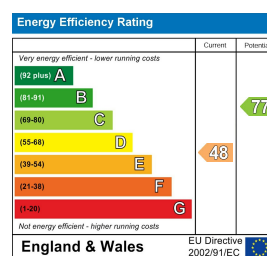


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1249357

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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



01691 622 602

Ellesmere Sales

The Square, Ellesmere, Shropshire, SY12 0AW

E: ellesmere@halls.gb.com



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