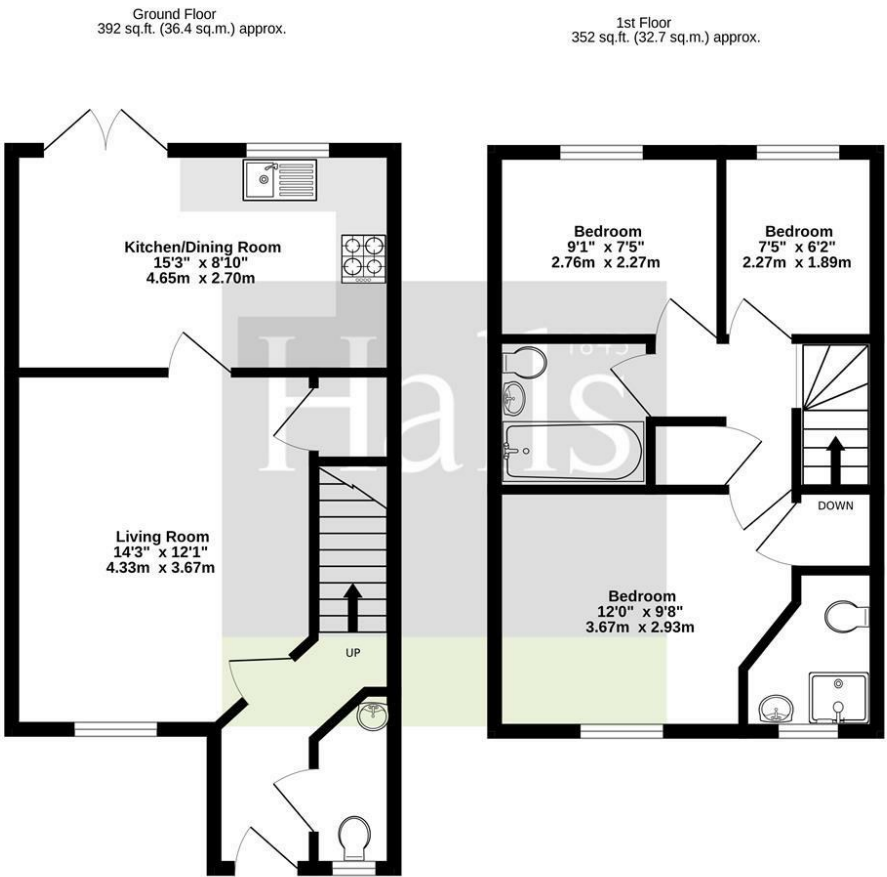
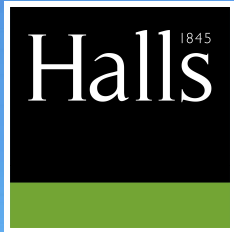


FOR SALE

66 Tetchill Brook Road, Ellesmere, SY12 0FJ



TOTAL FLOOR AREA : 743 sq.ft. (69.1 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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FOR SALE

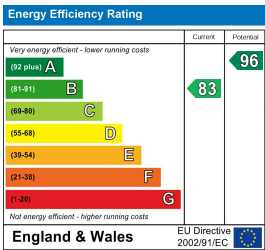
Offers in the region of £205,000

66 Tetchill Brook Road, Ellesmere, SY12 0FJ

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 smartly presented modern three-bedroom family home boasting off-street parking, easy-care gardens, and well-designed living accommodation with the master enjoying an en-suite, enviably situated on the perimeter of a popular development within the 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 (25 miles).


(All distances approximate)



1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Family Home
- Well Presented
- Master with En-Suite
- Front and Rear Gardens
- Allocated Parking
- Perimeter of popular Development

DESCRIPTION
Halls are delighted with instructions to offer 66 Tetchill Brook Road in Ellesmere for sale by private treaty.

66 Tetchill Brook Road is a modern, three-bedroom end of terrace family home which has been carefully maintained by the current vendors, who have occupied the property since its construction, and provides around 750 sq ft of thoughtfully designed living accommodation situated over two floors, these comprising, on the ground floor, an Entrance Hall, Cloakroom, Living Room, and Kitchen/Dining Room, together with three first floor Bedrooms (the Master boasting an En-Suite) and a family Bathroom.

The property is complemented by a compact front garden which is predominately gravelled and allows a useful space for bin storage with, to the rear, private rear gardens which have been designed with ease of maintenance in mind and presently comprise a paved patio area bordered by an area of artificial lawn, with a full height timber gate set within brick-walling allowing access to the south-east to the allocated parking space.

SITUATION
66 Tetchill Brook Road is situated on the perimeter of a well-regarded modern development not far from the centre of the lakeland town of Ellesmere, which boasts a range of day to day amenities, including Schools, Supermarket, Public Houses, Medical Facilities, Restaurants, and a range of independent Shops. whilst remaining within within a easy reach of the larger market towns of Oswestry and Whitchurch, both of which offer a more comprehensive range of amenities. The county centre of Shrewsbury lies around 19 miles to the south and provides further recreational, educational, and cultural attractions.

SCHOOLING
Within a comfortable proximity are a number of well-regarded state and private schools including Ellesmere Primary School, Ellesmere College, Lakelands Academy, The Maelor School, The Madras School, Shrewsbury School, Shrewsbury High School, The Priory, Prestfelde Prep., Packwood Haugh, Adcote School for Girls, and Morton Hall.

W3W
///chops.exporters.ramble

DIRECTIONS
From our Ellesmere office, head north along Cross Street until reaching a small roundabout, here take the first exit onto Willow street, proceeding until a further mini-roundabout, where the second exit is required, leads on to Scotland Street. At the traffic lights, turn left, passing Tesco on your left and, shortly before the culmination of the road, turn right onto Tetchill Brook Road and continue to the end of the road, where the property is situated on the right, identified by a Halls "For Sale" board.

THE PROPERTY
The property provides principal access into a Entrance Hall where carpeted stairs lead to the first floor landing and a door opens to the right into a ground floor Cloakroom with low-flush WC and corner hand basin, with a further door leading to the left into a welcoming Living Room with window onto the front elevation and a door which opens into an understairs storage cupboard. From the Living Room, access is then provided into an open-plan Kitchen/Dining Room which contains a modern fitted kitchen with a range of built-in appliances alongside ample space for a seating/dining area situated immediately in front of double opening doors directly onto the garden.

Stairs rise from the Entrance Hall to a first floor landing where doors open into three Bedrooms, with the Master enjoying a recessed storage cupboard and an adjoining En-Suite Shower room which contains a modern white suite, with the first floor accommodation completed by a family bathroom.

OUTSIDE
The property is approached over a compact front garden which is predominately gravelled and offers useful space for bin storage, with a full-height timber gate leading around the side of the property to private rear gardens which have been designed for ease of maintenance and feature an area of artificial lawn bordered by a paved patio area which represents an ideal space for outdoor dining and entertaining, with a timber gate set into the rear brick wall which exits onto an allocated parking space.

THE ACCOMMODATION COMPRISES:
- Ground Floor -
Living Room: 4.33m x 3.67m
Kitchen/Dining Room: 4.65m x 2.70m
Cloakroom:

- First Floor -
Bedroom One: 3.67m x 2.93m (max)
Bedroom Two: 2.76m x 2.27m
Bedroom Three: 2.27m x 1.89m
Family Bathroom:

SERVICES
We understand that the property has the benefit of mains waters, electricity, drainage, and gas.

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 SY2 6ND.

COUNCIL TAX
The property is in Band B on the Shropshire Council Register.

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