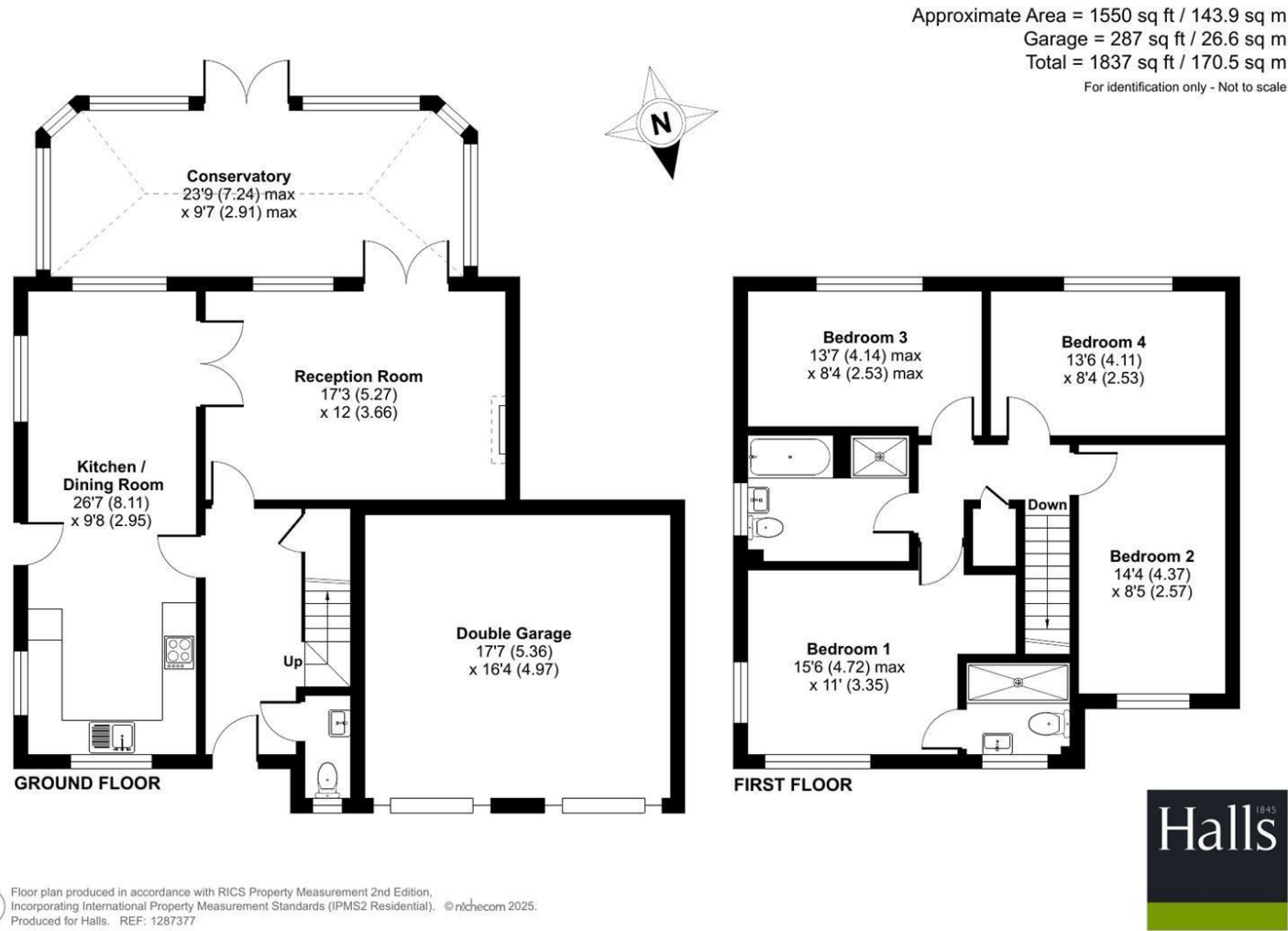


FOR SALE

4 Eaton Court, Tetchill, Ellesmere, Shropshire, SY12 9DA



FOR SALE

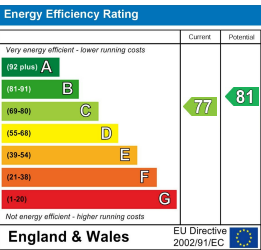
Offers in the region of £435,000

4 Eaton Court, Tetchill, Ellesmere, Shropshire, SY12 9DA

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 well presented four-bedroom detached family home boasting generous gardens, ample driveway parking, and deceptively spacious living accommodation, peacefully situated on a select development within the semi-rural village of Tetchill, near Ellesmere.



01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@halls.gb.com



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Ellesmere (3 miles), Oswestry (8 miles), Shrewsbury (16 miles), Chester (28 miles).

(All distances approximate)



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Family Home
- Well Presented
- Large Garden Room
- Driveway and Double Garage
- Generous Gardens
- Rural Village Location

DESCRIPTION
Halls are delighted with instructions to offer 4 Eaton Court in Tetchill for sale by private treaty.

4 Eaton Court is a detached four-bedroom family home which has been carefully maintained by the current vendors and now provides around 1550 sq ft of thoughtfully arranged living accommodation which has been designed for everyday family use, whilst presently comprising, on the ground floor, an Entrance Hall, Kitchen/Dining Room, Cloakroom, Living Room, and Garden Room, together with four first-floor Bedrooms (the Master benefitting from an En-Suite), and a family Bathroom.

The property is complemented by generous gardens situated to both the front and rear of the property, with the former of these featuring a double-width driveway providing space for a number of vehicles and leading on to a double Garage. The rear gardens are a particularly notable feature of the home and are larger than might be anticipated for a property of this age, with generous areas of lawn bordered by established floral beds, alongside an attractive paved patio area which provides a lovely spot for al fresco dining or sitting out.

SITUATION
4 Eaton Court is situated within a select development of properties in 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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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.

DIRECTIONS
Leave Ellesmere via Birch Road, continuing over the canal bridge for around 1.8 miles until entering the village of Tetchill where a right hand turn leads onto Eaton Court, where the property is situated and identified by a Halls for sale board.

THE PROPERTY
The property provides principal access via a covered Porch which leads directly into a welcoming Reception Hall, where stairs rise to the first floor and a door leads immediately to the left into a full-length Kitchen/Dining Room featuring a modern and fully integrated kitchen, alongside dual-aspect windows onto the front and side elevations, a side access door, and ample space for a seating/dining area.

The ground floor accommodation continues, accessible from both the Reception Hall and the Kitchen/Dining Room, through to a comfortable Living Room which comprises a centrally positioned "living flame" effect fire place and double-opening doors which segue through to a substantial and versatile Garden Room with views over the generous Gardens; this element of the property offers excellent potential for a variety of usages, be that as a further Reception Room, Play Room, or home Office. The ground floor accommodation is completed by a Cloakroom benefitting from low-flush WC and hand basin, positioned next to the front door.

Stairs rise to a first floor landing with recessed storage cupboard, and from where doors provide access, respectively, into four well-proportioned Bedrooms, with the Master enjoying an adjoining En-Suite Shower Room containing a modern white suite. Also situated on the first floor is a family Bathroom which boasts both a shower and a bath, as well hand basin and WC.

OUTSIDE
The property is approached of a quiet lane into a double-width tarmac driveway providing space for a number of vehicles and leading on to a Double Garage (approx 5.36m x 4.97) with two up-and-over front access doors and with power and light laid on; the garage represent possibilities, should it be required for conversion into further living accommodation (LA consent permitting). Flanking the Driveway to one side is an expanse of lawn interspersed by maturing shrubs.

The rear Gardens are a particularly notable feature of the property, being larger than might be anticipated and enjoying a desirable southerly aspect. The gardens are, as s the property, ideally suited to families with an attractive paved patio area providing a wonderful spot for outdoor dining and entertaining, this leading on to a substantial area of lawn bordered by established floral and herbaceous beds.

THE ACCOMMODATION COMPRISES:
Ground floor:-
Entrance Hall
Kitchen/Dining Room - 8.11m x 2.95m
Reception Room - 5.27m x 3.66m
Garden Room - 7.24m x 2.91m

- First Floor -
Bedroom one - 4.72m x 3.35m
Bedroom two - 4.37m x 2.57m
Bedroom three - 4.14m x 2.53m
Family Bathroom
Bedroom four - 4.11m x 2.53m

SERVICES
We understand that the property has the benefit of mains waters and 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 SY2 6ND.

COUNCIL TAX
The property is in Band E 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.