



FOR SALE

Offers in the region of £249,995

The Jarro Ellesmere Road, Tetchill, SY12 9AR

A well presented two/three bedroom dormer bungalow benefitting from ample driveway parking, flexible living accommodation, and wonderful south-facing gardens, peacefully situated in the popular village of Tetchill, near Ellesmere.



FOR SALE

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

(All distances approximate)



- **Dormer Bungalow**
- **Well Presented**
- **Flexible Living Accommodation**
- **Large Principal Bedroom with Bath**
- **Generous and Attractive Gardens**
- **Popular Village Location**

DESCRIPTION

Halls are delighted with instructions to offer The Jarro for sale by private treaty.

The Jarro is a well presented two/three bedroom semi-detached bungalow which has been lovingly maintained and improved and which now offers almost 800 sq ft of flexibly arranged living accommodation, predominately arranged across a single storey but with a substantial first floor Bedroom.

The property is complemented by wonderful gardens which extend, in all, to around 0.10 acres, with ample parking to the front bordered by well-stocked floral beds. The rear gardens enjoy a desirable southerly aspect and comprise an expanse of shaped lawn bordered by established beds, alongside an attractive paved patio area, ideal for sitting out, and, to the southern extremity, a "secret garden" enclosed within mature trees, most notably a majestic weeping willow.

SITUATION

The Jarro is situated 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.

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.

THE PROPERTY

The property is principally accessed via a door positioned to the side of the property, this leading into an Entrance Hall with recessed storage cupboard, and from where a door opens into a particularly welcoming Living Room with double-opening patio doors which exit onto the garden alongside ample space for seating and dining areas, with a further door leading from the Living Room into a fully fitted Kitchen comprising a selection of base and wall units with work surfaces over, window onto the side elevation, and secondary access door directly from the garden.



1 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



Also accessed from the Entrance Hall is Bedroom Two, which offers views to the front, and a stylishly presented Shower Room containing a walk-in shower, hand basin, and low-flush WC. The Ground floor accommodation is completed by a Study/Bedroom Three, this being an especially versatile room with scope for a variety of future usages, and which features stairs which rise to the first floor.

The bungalow has, in previous years, been extended to provide a first floor dormer room which is an unexpected feature of the property but which serves as a wonderful Master Bedroom, with hard wood floors and Velux windows allowing views across this much sought after village, alongside storage cupboards and an attractive freestanding bath.

OUTSIDE

The property is approached off a quiet lane onto a generous gravelled parking area allowing ample space for multiple vehicles, this bordered to one side by an attractive and well-stocked floral beds; with a full height timber gate leading to the rear.

The rear gardens are a notable feature of the property and boast a desirable southerly aspect which affords the space a a brilliantly bright and sunny ambiance and allows it to serve as a wonderful accompaniment to the home. The gardens have been lovingly maintained and, at present, feature an attractive paved paved area, ideal for relaxing or al fresco dining, which leads on to an expanse of shaped lawn bordered by mature floral beds. To the south of the garden, and shielded by established trees, is a "secret garden" containing further gravelled areas and a timber garden storage shed.

THE ACCOMMODATION COMPRISES

Entrance Hall:

Living Room: 4.10m x 3.29m

Kitchen: 2.52m x 2.34m

Bedroom One (FF): 5.62m x 5.13m

Bedroom Two: 3.52m x 2.90m

Study/Bedroom Three: 4.06m x 2.37m (max)

Shower Room:

DIRECTIONS

Leave Ellesmere via Birch Road, continuing over the canal bridge for around 1.5 miles until entering the village of Tetchill where the property is situated on the left and identified by a Halls for sale board.

W3W

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SERVICES

We are informed that the property benefits from mains water and electrics. Drainage is to a private system.

COUNCIL TAX

The property is shown as being within council tax band C on the local authority register.

LOCAL AUTHORITY

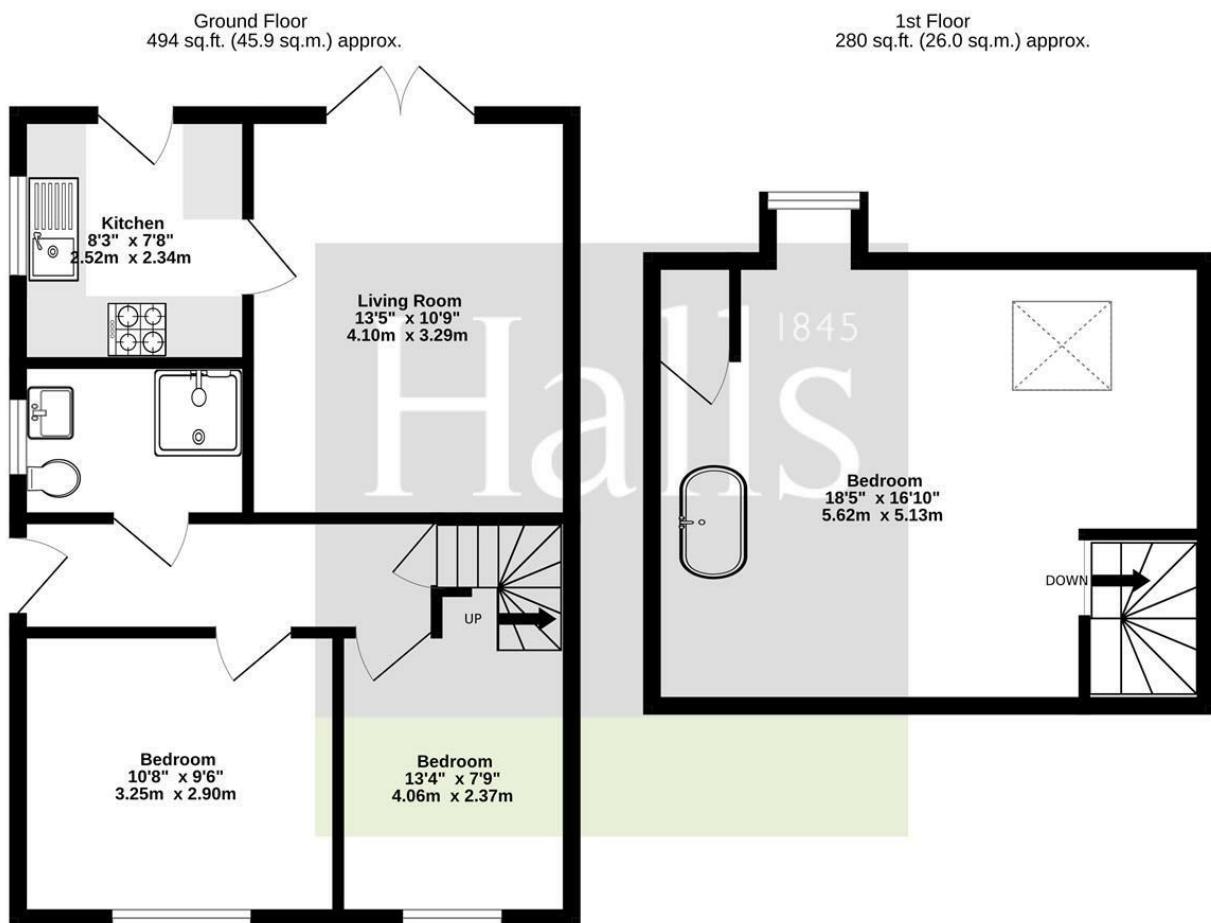
Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury SY2 6ND.

TENURE & POSSESSION

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

VIEWINGS

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



TOTAL FLOOR AREA : 773 sq.ft. (71.8 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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Energy Performance Ratings

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (A2 plus) A		
(B1-91) B		
(D9-60) C		
(D5-48) D		
(D9-54) E		
(G1-38) F		
(I-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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.

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