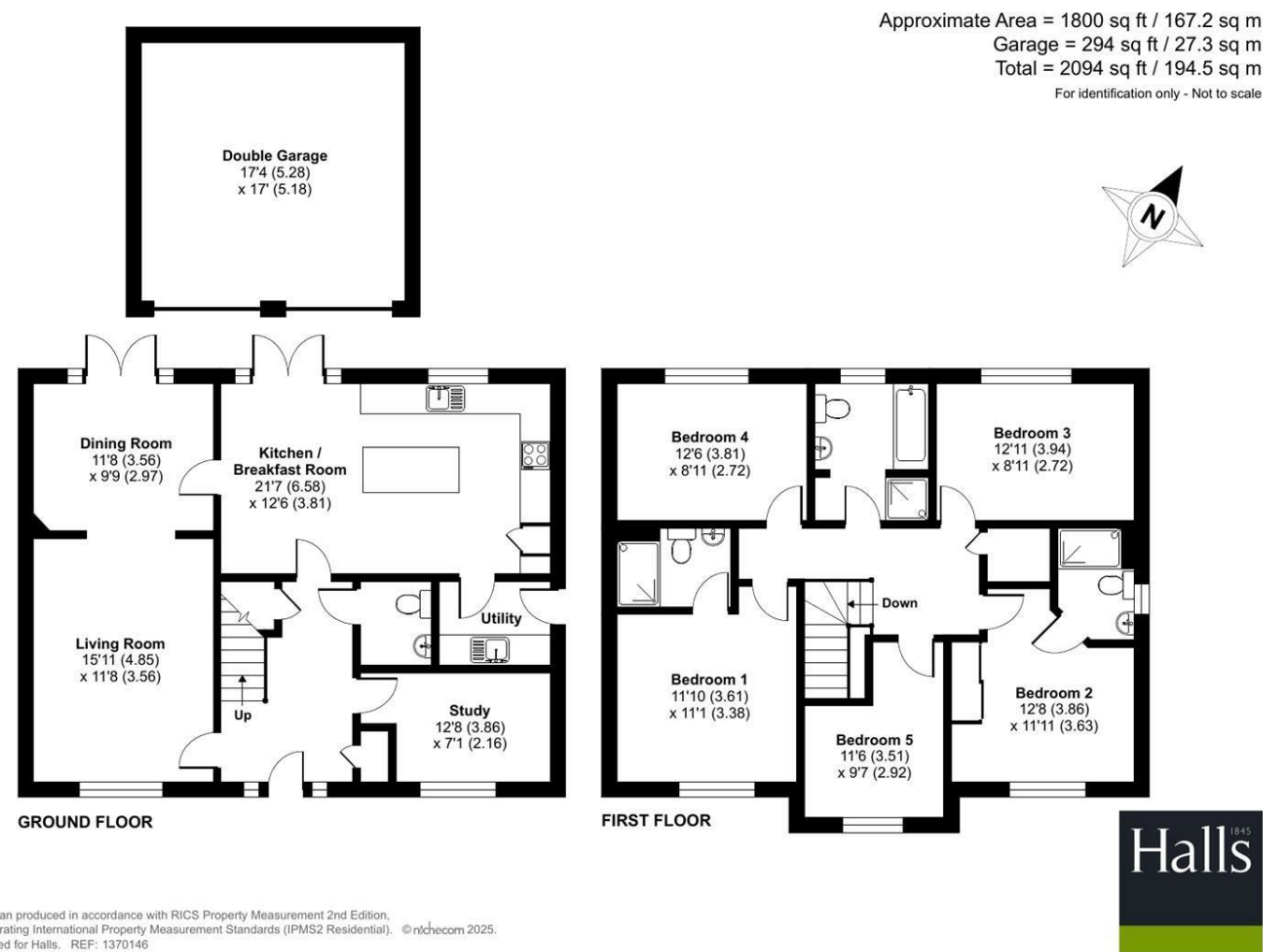


FOR SALE

6 Tetchill Brook Road, Ellesmere, SY12 0FJ



FOR SALE

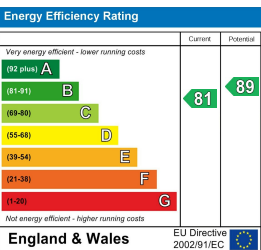
Offers in the region of £475,000

6 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



An impeccably presented five-bedroom detached executive family home boasting over 1,800 sq ft of stylishly appointed and thoughtfully arranged living alongside generous gardens which feature ample driveway parking and a detached double garage, pleasantly situated in a tucked away position within a popular development on the edge of Ellesmere.



01691 622602

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

Oswestry (8 miles), Wrexham (12 miles), Shrewsbury (17 miles).

All distances approximate.



3 Reception Room/s



5 Bedroom/s



3 Bath/Shower Room/s



- Executive Family Home
- Impeccably Presented
- 1,800 sq ft
- Gardens ext to approx. 0.15ac
- Driveway and Double Garage
- Secluded Position within Popular Development

DESCRIPTION
Halls are delighted with instructions to offer 6 Tetchill Brook Road in Ellesmere for sale by private treaty.

6 Tetchill Brook Road is an impressive five-bedroom detached family home which provides over 1,800 sq ft of tastefully appointed and lovingly maintained living accommodation elegantly arranged across two generously proportioned floors, with a range of attractive reception rooms joined by five spacious bedrooms, two of which enjoy en-suite facilities.

The property is positioned within generous gardens which provide a wonderful accompaniment to the home and extend, in all, to around 0.15ac; with ample driveway parking and a detached double garage accompanied by expanses of lawn, seating areas, and an array of well-stocked floral beds.

SITUATION
Tetchill Brook Road is enviably positioned on the perimeter of a popular development within walking distance of the centre 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 retaining a convenient proximity to 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 Moreton Hall.

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DIRECTIONS
From our Ellesmere office, proceed north along Cross Street until reaching a roundabout, here take the first exit onto Willow Street and continue until reaching a further mini-roundabout where the second exit leads onto Scotland Street. Continue along Scotland Street and, at the traffic lights, turn left onto Canal Way. At the culmination of Canal Way, a right hand turn leads onto Tetchill Brook Road where, shortly after, a private driveway for the property leads off to the right.

THE PROPERTY
The property provides principal access via a covered external Porch which opens into an impressive Entrance Hall, from where stairs rise to the first floor with storage space beneath and a doors leads immediately to the left into a well proportioned Living Room. The Living Room, lit by a window overlooking the manicured front gardens, Provides ample space for seating and segues gracefully through to a Dining Area, this ideal for formal or family occasions alike, and with double-opening patio doors which exit onto the rear.

Serving as the heart of this impressive home is a spacious Kitchen/Breakfast Room, which features a selection of fitted units and integrated appliances arranged around a central kitchen island with breakfast bar, alongside planned space for seating situated before patio doors out to the garden, affording the room a seamless transition between indoor and outdoor elements and allowing it excellent potential as an entertaining space.

Completing the ground floor accommodation is a useful Utility Room situated beside the Kitchen, alongside a Cloakroom and a Study, the latter providing a perfect space for those working from home.

Stairs rise to a first floor landing with recessed storage cupboard, where access is provided into five well proportioned Bedrooms, two of which boast adjoining En-Suite Shower Rooms; with the remaining Bedrooms served by a Family Bathroom which features a modern white suite comprising a panelled bath, shower cubicle, low-flush WC, and hand basin.

OUTSIDE
The property is approached over a private tarmac driveway which winds past manicured front gardens featuring areas of lawn, topiary, and established floral beds, to culminate at a detached double garage (approx. 5.28m x 5.18m) with two up and over front access doors, power and light laid on, and storage space in the rafters.

The gardens are a notable feature of the property and extend, in all, to around 0.15ac, with the rear of the property opening onto further expanses of lawn complemented by a number of raised fruit/vegetable beds positioned beside a premium greenhouse. The rear gardens also provide a number of seating areas, ideal for outdoor dining and entertaining, with a paved patio situated alongside the property and a raised decking area positioned behind the garage.

THE ACCOMMODATION COMPRISES
- Ground Floor -
Entrance Hall:
Living Room: 4.85m x 3.56m
Dining Room: 3.56m x 2.97m
Kitchen/Breakfast Room: 6.58m x 3.81m
Utility Room:
Study: 3.86m x 2.16m
Cloakroom:

- First Floor -
Bedroom One: 3.61m x 3.38m
En-Suite:
Bedroom Two: 3.86m x 3.63m
En-Suite:
Bedroom Three: 3.94m x 2.72m
Bedroom Four: 3.81m x 2.72m
Bedroom Five: 3.51m x 2.92m
Family Bathroom:

SERVICES
The property is understood to benefit from mains water, drainage, electric, and gas.

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

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

TENURE AND POSSESSION
The property is said to be of freehold tenure and vacant possession will be granted upon completion.

2ANTI-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, SY12 0AW.