



## 141 Ellesmere Road, Greenfields, Shrewsbury, Shropshire, SY1 2RA

**£695,000**

This elegant 6 bedroom Edwardian house has been lovingly restored and enlarged to combine stunning accommodation with a wealth of period features over three floors. The extensive gardens border open countryside yet the house is close to the town centre.

Accommodation provides: Porch, Hall, 3 Reception Rooms, Magnificent Kitchen/Dining/Family Room, Pantry, Utility/WC, Bathroom And Shower Room, Attractive Garden Office. Viewing Is Absolutely Essential For Full Appreciation.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

### Accommodation comprises

#### Enclosed Porch

Period tile flooring and original stained glass window.

#### Entrance Hall 11' 0" x 6' 1" (3.35m x 1.85m)

Period tile flooring, useful under stairs storage cupboard, staircase leads to First Floor Landing.

#### Living Room 13' 11" x 13' 4" into bay (4.24m x 4.06m)

Fireplace recess with exposed brickwork, cast iron stove set to slate hearth, stained glass side window, deep bay window to the front, column radiator.

#### Sitting Room 10' 10" x 9' 10" (3.30m x 2.99m)

Fireplace recess with exposed brickwork, column style radiator, double glazed front window.

#### Studio 10' 10" x 9' 0" (3.30m x 2.74m)

Period cupboards and drawers set to either side of chimney breast, sash window to the rear.

#### Family Kitchen/Dining/Living Room 24' 0" x 18' 8" max (7.31m x 5.69m)

A stunning room that has been thoughtfully designed to maximise space and light, with large skylights and full width sliding doors opening on to extensive private garden. Oak flooring, kitchen units with granite work tops and matching island with inset 1 1/2 bowl sink unit and drainer. Excellent range of base units and wooden shelving, deep glazed tile splash-backs. Integrated fridge, dishwasher and Range Master range with induction hob. Original stained glass side window, column radiators, exposed brick feature to one wall.

#### Pantry 8' 0" x 6' 0" (2.44m x 1.83m)

With cupboards, fridge/freezer, work surface with cupboards beneath, tiled flooring, side window.

#### Utility Room/WC 8' 4" x 6' 1" (2.54m x 1.85m)

Tiled flooring, work surface, space ad plumbing for washing machine and tumble dryer, Worcester gas fired central heating boiler, wash basin, WC, 2 side windows, heated towel rail, door to useful Store.

#### First Floor Landing

A spacious Landing with original stained glass window, staircase to spacious Second Floor Landing.

#### Bedroom 1 14' 0" x 13' 5" (4.26m x 4.09m)

Ornate cast iron fireplace, 2 column radiators, deep bay window to the front.

#### Bedroom 2 14' 0" x 10' 6" (4.26m x 3.20m)

Decorative period cast iron fireplace, 2 column radiators, double glazed window enjoying superb views over garden and adjoining countryside.

#### Bedroom 3 11' 1" x 9' 11" (3.38m x 3.02m)

Column radiator, double glazed window to the front.

#### Bathroom 11' 0" x 10' 0" (3.35m x 3.05m)

Beautifully fitted with 4 piece suite providing period roll top bath, large shower cubicle, wash basin, WC, column radiator incorporating heated towel rail, 2 double glazed windows, exposed floor boards.

#### Second Floor Landing

Side window

#### Bedroom 4 14' 0" x 10' 5" (4.26m x 3.17m)

Period cast iron fireplace, column radiator, exposed floor boards, double glazed window overlooking rear garden and countryside beyond.

#### Bedroom 5 14' 0" x 10' 5" (4.26m x 3.17m)

Exposed floor boards, column style radiator, double glazed window to the front with views towards Haughmond Hill and The Wrekin.

#### Bedroom 6 11' 1" x 9' 0" max (3.38m x 2.74m)

Exposed floor boards, column radiator, double glazed Velux skylight.

#### Shower Room

Attractively fitted with 3 piece suite providing large shower cubicle with glazed screen, wash basin, WC, column radiator, double glazed Velux skylight.

#### Outside - Front

A wide driveway opens up to provide ample parking, fence with gate provides access to the rear.

#### Rear Garden

Approached onto a slate patio with railings and paved patio beyond, brick built adjoining WC. Beyond the patio lies a rockery and extensive lawn, established shrub and flower beds with trees and ornamental pool. To the rear of the garden is an insulated Garden Room/Office. The garden is a particular feature of the property, bordered to the rear by countryside.

#### Garden Room/Office 17' 9" x 10' 6" (5.41m x 3.20m)

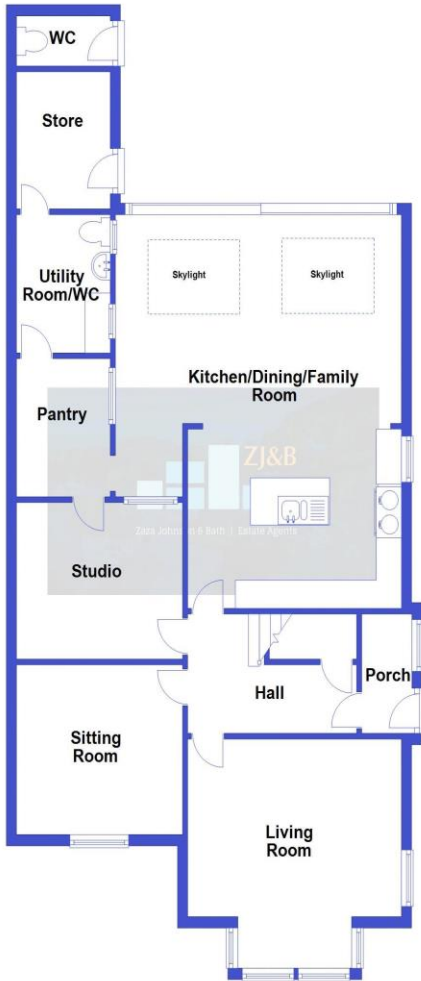
With power and lighting, double glazed sliding patio doors and window.

#### Council Tax Band F

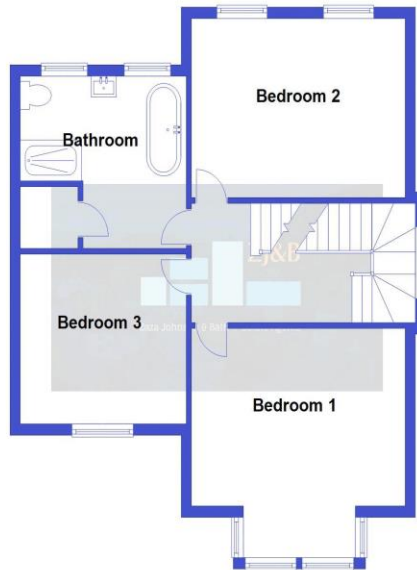
**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

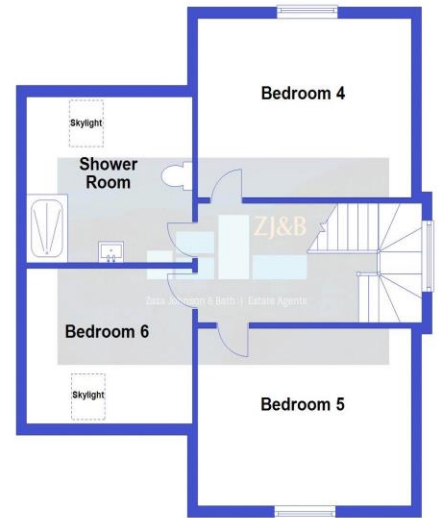
Ground Floor



First Floor



Second Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

FLOOR PLANS FOR GUIDANCE ONLY

English | [Cymraeg](#)

Energy performance certificate (EPC)

111 Elmwood Road M20 2DQ S11 2DA	Energy rating <b>D</b>	Valid until 28 February 2034
		Certificate number 9115-5035-4301-4774-1588

Property type	Semi-detached house
Total floor area	232 square metres

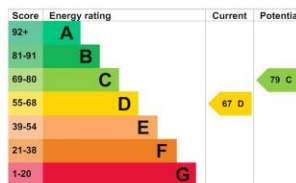
Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
 You can find [guidance for landlords on the regulations and exemptions](#) on the [Government website](#) or [Energy Performance Certificate \(EPC\) website](#).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance





### **FREE MORTGAGE ADVICE**

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

**Your home may be repossessed if you do not keep up repayments on your mortgage**