



## 10 Birch Road, Ellesmere, Shropshire, SY12 0ET

**£137,500**

An appealing characterful period town cottage, situated just a few hundred yards from the town centre in the popular lake-land town of Ellesmere. Formerly 2 bedrooms, the accommodation includes Living Room, Kitchen, Large Double Bedroom, Attractive Contemporary Shower Room. GCH, 2 Generous Gardens, Brick Store. No Upward Chain.



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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

Wooden entrance door with decorative stained glass panels inset.

**Living Room** 11' 10" x 11' 5" (3.60m x 3.48m)  
Arched fireplace recess with cast iron glass fronted wood burner set to tiled hearth, period storage cupboards to one side of chimney breast, laminate flooring, radiator, window to the front, fitted open shelving. Staircase leads to First Floor Landing.

**Kitchen** 11' 1" x 5' 9" (3.38m x 1.75m)  
Quarry tile flooring, white Belfast style sink with surround wooden work surface and drainer, wood style laminated work surfaces to 2 further wall areas, range of base and eye level cupboards, tiled splash-back, space for appliances, free standing Zanussi oven with steel splash behind, freestanding fridge, Indesit washing machine, double glazed window overlooking garden to the rear, decorative double glazed wooden door to the rear.

### First Floor Landing

Radiator.

**Bedroom** 18' 8" max x 9' 5" (5.69m x 2.87m)  
Large double bedroom (understood to have been previously a 2 bedroom cottage, hence the size), radiator, built in wardrobe, built in storage cupboard, wooden frame double glazed window to the front. At one end of the Bedroom is a Dressing/Study Area with vanity/work surface, radiator, wooden frame double glazed window with fine open aspect to the rear. Recessed cupboard housing gas fired central heating boiler.

### Shower Room

Fitted with contemporary 3 piece suite including good size shower cubicle with mains fed shower and rainfall head, wash basin, WC, fully tiled walls, heated towel rail, wooden frame double glazed window to the rear.

### Outside

For a property situated so close to the town centre, the garden is particularly spacious. In 2 sections, approached from the Kitchen onto a large split level paved courtyard with brick store with power supply. Wide gate to the side and gate onto residents' pathway from which a gate leads to the second area of garden enclosed by picket style fencing and brick walls. This area has been cleared and offers great potential for the new owner and possible conversion to parking space, subject to planning consent.

### Council Tax Band A

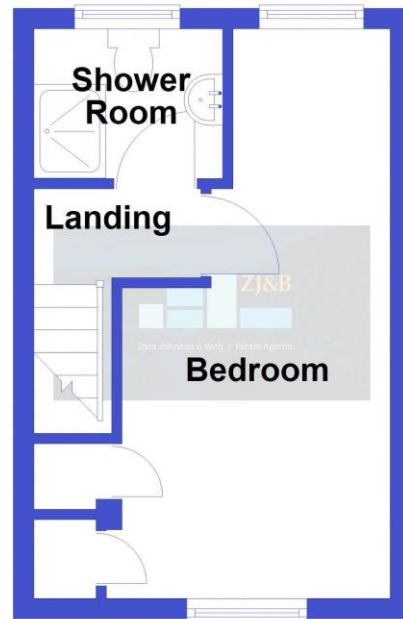
**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

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

## Ground Floor



## First Floor



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  
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## FLOOR PLANS FOR GUIDANCE ONLY

English | [Cymraeg](#)

### Energy performance certificate (EPC)

12, Birch Road E14 5NR E14 5NR E14 5NR	Energy rating <b>D</b>	Valid until: 18 August 2028
		Certificate number: 0355-2899-7082-0986-3535

Property type	Mid-terrace house
Total floor area	52 square metres

#### Rules on letting this property

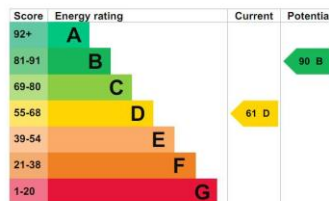
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions rules](#) ([www.gov.uk/government/guidance/energy-efficiency-landlord-exemptions](http://www.gov.uk/government/guidance/energy-efficiency-landlord-exemptions)).

#### Energy rating and score

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

[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**