

# BOWEN

PROPERTY SINCE 1862



Asking Price £450,000

🏠 4 Bedrooms    🚿 2 Bathrooms

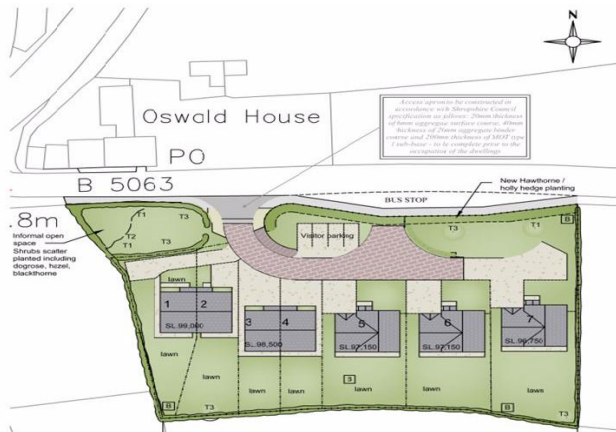
Plot 5, Juniper Drive, Welshampton,  
Ellesmere, SY12 0PW



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## General Remarks

## Accommodation

**Location:** Situated within the popular village of Welshampton close to the market towns of Ellesmere, Whitchurch and Wem which offer a large range of amenities and recreational facilities. It is also ideally situated for access to the larger centres of Wrexham, Chester, Oswestry, and Shrewsbury as well as the motorway network beyond. The area is well served for excellent state and public schools, including Welshampton C of E primary school. Rail links are available at the nearby village of Gobowen with direct services to Wrexham, Chester, Shrewsbury and Birmingham.

### Ground Floor:

### Entrance Hallway:

### Lounge:

### Cloakroom:

### Kitchen/Dining:

### Utility:

### Stairs to First Floor and Landing Area:

### Bedroom 1:

### Ensuite:

### Bedroom 2:

### Ensuite:

### Bedroom 3:

### Bedroom 4:

### Family Bathroom:

### Garage:

**Tenure:** We are informed that the property is freehold subject to vacant possession upon completion.

**Specification:** Full specification available on request.

**Directions:** From Ellesmere head south on the A495 towards Shrewsbury. Proceed passed the Mere before bearing left signposted for Whitchurch. Continue for around 2 miles until entering the village of Welshampton. Just before leaving the village turn right towards Wem and the site will be found immediate on the right hand side identified by the agents For Sale board.

**Local Authority:** Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire. Tel: 0845 678 9000

**Further Information:** For further information or to arrange a viewing please contact the agent's Ellesmere office on (01691) 622534.

## Supporting you with every step

We will guide you through the new build process so you know exactly what to expect at every stage. From reserving your plot and choosing your fittings right through to getting your keys, we will liaise with the developers and your solicitors to deliver regular progress updates as your new home comes to life.

[bowen.uk.com](http://bowen.uk.com)

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

