

BOWEN

PROPERTY SINCE 1862



Asking Price £287,500

🏠 4 Bedrooms 🚿 2 Bathrooms

15 Revells Close, Dudleston Heath,
Ellesmere, SY12 9ND

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General Remarks

Bowen are delighted with instructions to offer 15 Revell Close for sale by private treaty. The property offers modern living accommodation and enjoys a corner cul de sac location with off road parking to the front and an enclosed garden to the rear.

Location: The property is located in the popular village location of Dudleston Heath and occupies a pleasant position approximately 2.5 miles north west of the market town of Ellesmere. The village benefits from a Primary school, parish hall also operating a small post office. The nearby towns of Ellesmere and Oswestry offer a wide range of local shops and recreational facilities. A more comprehensive range of services and amenities can be found in the nearby towns of Shrewsbury, Wrexham and City of Chester. Dudleston Heath is within easy commuting distance of the A5/A483 with the nearby train station at Gobowen providing direct rail links to Birmingham and onward connections.



Accommodation

Partly glazed Entrance Door into Hall: coving to ceiling, dado rail, radiator, Hive wireless thermostat system.

Cloakroom WC: low level wc, corner wash hand basin with tile splash, heated towel rail.

Lounge: 13' 9" x 12' 1" (4.19m x 3.68m) coving to ceiling, picture rail, radiator. Fire surround and mantel, marble effect inset and hearth, double doors into

Dining Room: 9' 4" x 8' 11" (2.85m x 2.71m) picture rail, coving to ceiling, radiator. French doors opening onto rear garden and patio area.

Kitchen: 11' 1" x 10' 1" (3.38m x 3.08m) vinyl tile effect flooring. Range of fitted wall cupboards and matching base units, with worktop surface above. 1.5 stainless steel sink unit and drainer with mixer tap. Built-in 'Hotpoint' electric fan assisted oven, 4 ring gas hob with extractor hood above, space and plumbing for dishwasher. Partly tiled walls.

Utility Room: 11' 1" x 4' 11" (3.38m x 1.49m) vinyl tile effect flooring, stainless steel sink and drainer, wall mounted 'Worcester' gas boiler (installed approx. 2020), space and plumbing for washing machine and dryer. Base cupboard and floor to ceiling store cupboard. Cloaks rack. Half glazed door to outside. Door to garage.

Staircase with hand rail to first floor and landing area: access to roof space which is partly boarded, laundry cupboard with slatted shelves.

Bedroom 1: 12' 5" x 10' 11" (3.78m x 3.33m) Sliding mirror door built-in wardrobe with hanging rail and shelf. Radiator.

En-suite Shower Room: 8' 6" x 3' 1" (2.59m x 0.95m) Fully tiled shower cubicle with shower off mains, folding shower door, pedestal wash hand basin, low level wc, heated towel rail, extractor fan. Partly tiled walls.

Bedroom 2: 13' 9" x 9' 1" (4.19m x 2.76m) Sliding mirror door built-in wardrobe. Radiator.

Bedroom 3: 8' 8" x 8' 6" (2.64m x 2.59m) radiator

Bedroom 4: 10' 9" x 5' 9" (3.28m x 1.76m) Built-in sliding door wardrobe with shelves, radiator.

Bathroom: 7' 4" x 5' 7" (2.24m x 1.71m) Partly tiled walls, matching suite comprising: panel bath with shower attachment, low level wc, pedestal wash hand basin, extractor fan, heated towel rail.

Outside: The property is approached over a block paved driveway providing parking with further parking away from the drive. Outside lighting. A small lawned area surrounded by a mature hedge and borders housing several shrubs lies to the front of the house. There is access all around the property secured with side gates and a third gate provides direct access onto the pedestrian pavement. The enclosed rear garden offers privacy and is a notable feature. There are various seating areas with a lawned area and borders housing a variety of mature trees, flowering plants and shrubs. Patio area, small pergola, outside tap, timber storage shed, water butt.

Garage: 17' 6" x 9' 2" (5.34m x 2.79m) 'up and over' door, concrete painted floor, power and light laid on.





EPC rating 69|C Council Tax Band 'C':

Local Authority: Shropshire Council, The Shirehall,
Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND
Tel: 0345 6789000

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

Directions: From Ellesmere proceed out of the
town along the B5068 signposted Dudleston Heath,
continue for approximately 2 miles. On entering the
village of Dudleston Heath take the first turning
right into Hill Park, then immediately right right into
Revells Close where no:15 property can be
identified in the far left hand corner.





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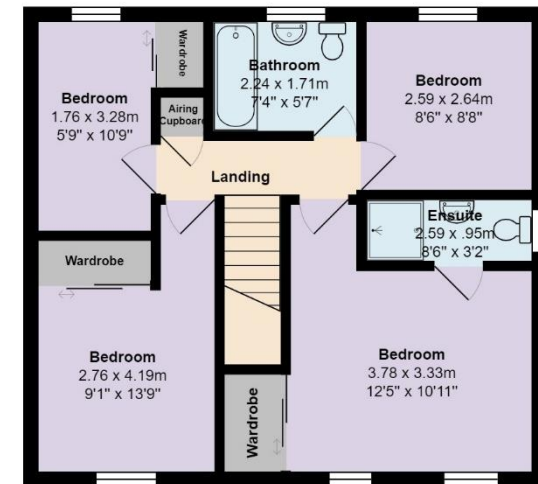
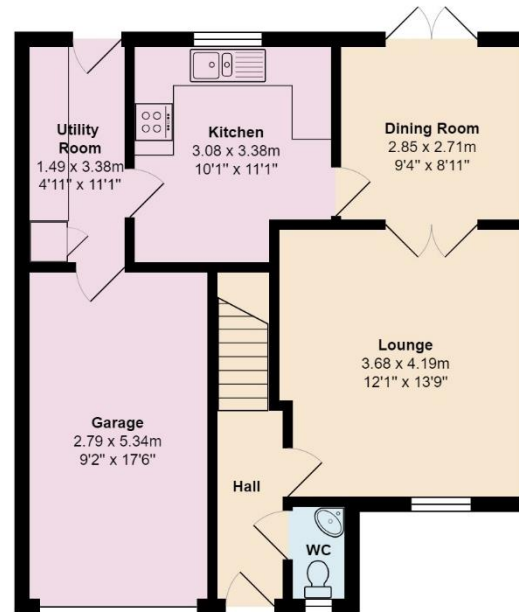
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Total Area: 101.6 m² ... 1094 ft² (excluding garage)

All measurements are approximate and for display purposes only