

# BOWEN

PROPERTY SINCE 1862



Asking Price £304,995

30 Tetchill Brook Road, Ellesmere, SY12 0FJ

🏠 4 Bedrooms

🚿 2 Bathrooms

## 30 Tetchill Brook Road, Ellesmere, SY12 0FJ

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### General Remarks

: Bowen are pleased to offer this four bedroom detached house for sale by private treaty. The property is conveniently located within walking distance of the town centre and local amenities offering a desirable position set back on this popular development with off road parking for two vehicles and EV charger. The present owners have maintained the property to a very high standard and the agents recommend an early inspection.

**Location:** Situated within the Lakeland market Town of Ellesmere, promoting an excellent range of local amenities, recreational facilities, and larger supermarkets. Ellesmere offers both primary schools, and secondary schools as well as the renowned Ellesmere College. The town is also ideally located for access to the larger towns of Oswestry, Wrexham and Shrewsbury as well as being positioned on the main links to the motorway networks while the nearby village of Gobowen provides a main line train station with direct services to Chester, Birmingham and Liverpool.

### Accommodation

#### Canopy Entrance Porch:

**Partly Glazed Entrance Door into Entrance Hall:** Matwell, radiator, 'Honeywell' programmer for central heating.

**Cloakroom:** Wood effect flooring, pedestal wash hand basin with tile splash back, low level flush wc, radiator and extractor fan.

**Lounge:** 14' 1" x 11' 6" (4.28m x 3.50m) Radiator.

**Kitchen/Diner:** 24' 3" x 11' 1" (7.40m x 3.39m) Wood effect flooring.

**Dining Area:** French doors onto patio area and rear garden, radiator.

**Kitchen:** Range of fitted wall cabinets and matching base units with worktop surface over, and upstands. Integrated fan assisted electric oven with 4 ring gas hob above. Stainless steel splashback and cooker hood. 1.5 stainless steel sink unit and drainer. Spaces for appliances to include washing machine, dishwasher and refrigerator/freezer.

**Staircase to first floor and landing area:** Access to roof space. Airing cupboard with hanging rail and slatted shelves.

**Bedroom One:** 12' 8" x 11' 9" (3.86m x 3.57m)  
Radiator.

**Ensuite Shower Room:** Wood effect flooring, low level flush wc., pedestal wash hand basin with tile splash back. Fully tiled shower cubicle with shower (fed from mains), radiator and extractor fan.

**Bedroom Two:** 12' 6" x 11' 9" (3.81m x 3.57m)  
Radiator.

**Bedroom Three:** 9' 4" x 8' 6" (2.84m x 2.58m)  
Radiator.

**Bedroom Four:** 8' 10" x 8' 6" (2.69m x 2.58m)  
Radiator. (presently used as an office)

**Family Bathroom:** 9' 4" x 6' 1" (2.84m x 1.85m)

Wood effect flooring. matching suite comprising panel bath with tiled walls, low level flush wc, pedestal wash hand basin with tile splash back, radiator and extractor fan.

**Outside:** The property is approached over a part tarmac/concrete slab drive providing ample parking with fitted EV charger. Side border with bark and lavender. A side timber gate with paved pathway leads to the enclosed rear garden. The garden has a good size patio area providing ideal entertaining space with a small lawn bordered by timber sleepers surrounded by a variety of mature shrubs and plants.



Beyond the lawn is a further seating area. Outside wall tap.

**Garage:** 16' 4" x 8' 6" (4.99m x 2.58m) 'Up and over' door, electric vehicle charging point to exterior wall. Power and light laid on.

**EPC rating 82|B Council Tax Band 'D'**

**Tenure:** The property is understood to be freehold with vacant possession upon completion.

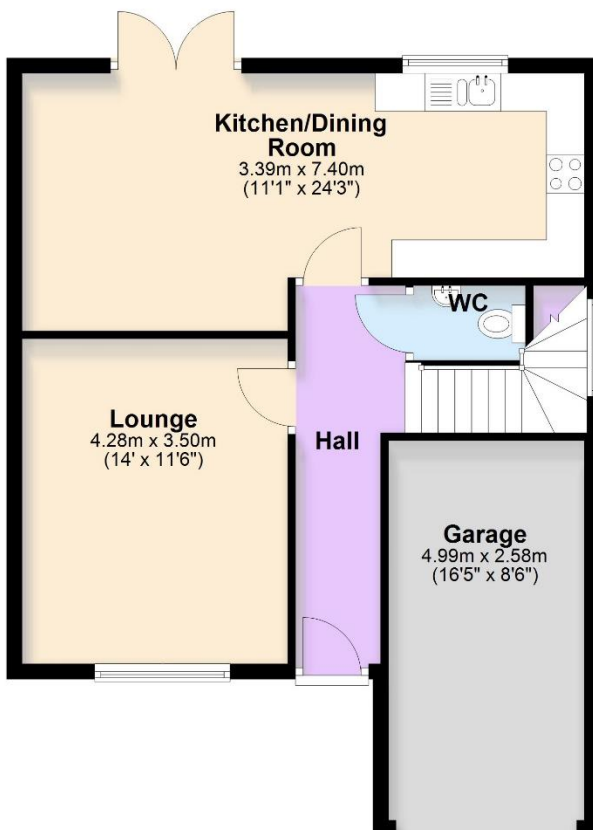
**Local Authority:** Shropshire Council. The Shirehall, Abbey Foregate, Shrewsbury SY2 6ND. Tel: 0345 6789000

**Viewings and Further Information:** Viewings are strictly by appointment only through the sole selling agents' Ellesmere Office. For further information or to book a viewing contact Ellesmere Office on (01691) 622534.

**Directions:** From the agent's office in The Square continue left along Scotland Street and proceed over the roundabout signposted for Whittington & Oswestry. At the traffic lights turn left signposted Canal Wharf. Continue straight ahead taking the third turning right into Tetchill Brook Road where after a short distance No. 30 can be found on the right handside.

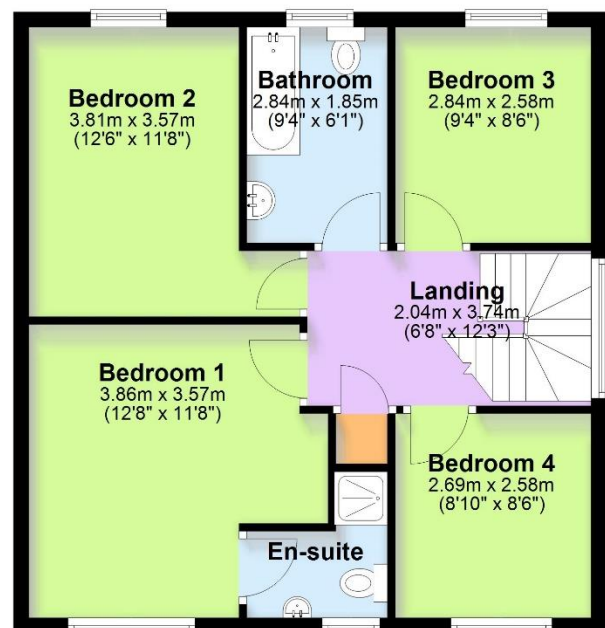
## Ground Floor

Approx. 62.8 sq. metres (675.9 sq. feet)



## First Floor

Approx. 57.5 sq. metres (618.7 sq. feet)



Total area: approx. 120.3 sq. metres (1294.6 sq. feet)

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.