

BOWEN

PROPERTY SINCE 1862



Asking Price £325,000

🏠 4 Bedrooms 🚿 2 Bathrooms

8 Tetchill Brook Road, Ellesmere,
SY12 0FJ

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General Remarks

Bowen are pleased to offer 8 Tetchill Brook Road for sale by private treaty. This modern four-bedroom detached family home is conveniently situated within walking distance of the town centre and local amenities. The present owners have updated and maintained the property to a high standard and viewing is highly recommended.

Location: The North Shropshire lakeside town of Ellesmere has an excellent range of local retail shops as well as larger supermarket stores. Ellesmere is ideally situated for access to the larger towns of Oswestry, Wrexham, Shrewsbury as well as the City of Chester. The nearby A5 gives access links to the motorway network and the nearby village of Gobowen has a main line train station with direct links to Birmingham and Manchester to the north.

Accommodation

Canopy Entrance Porch with Partially Glazed Entrance Door:

Entrance Hall: Karndean plank flooring. Partial wood panelling to walls, central heating programmer, radiator.



Cloakroom: Karndeian plank flooring, vanity sink unit with tile splash back, low level flush w.c., small radiator.

Former Garage presently providing:

Utility Room: 8' 2" x 5' 3" (2.48m x 1.60m) built-in fitted cupboard unit, space for drier with worktop surface area.

Storeroom: 10' 2" x 8' 5" (3.10m x 2.56m)

Lounge: 14' 2" x 11' 2" (4.31m x 3.41m) TV point, radiator.

Kitchen/Dining Room: 24' 4" x 10' 8" (7.42m x 3.24m) Kardeian plank flooring. Range of fitted wall cupboards with matching base units, worktop surface and upstands above. 1.5 white composite sink, stainless steel sink unit and drainer. Integrated appliances to include refrigerator/freezer, microwave oven, dishwasher and washing machine. Built-in 'Electrolux' fan assisted oven with 4 ring gas hob, stainless steel splash back and extractor hood above. Wall cupboard housing 'Ideal' gas boiler. ceiling bar spotlight, radiator. French doors to outside.

Stairs to First Floor and Landing Area: Built-in store cupboard with shelving. Access to roof space via loft ladder.

Bedroom One: 12' 10" x 12' 3" (3.9m x 3.74m) Range of fitted wardrobes to one wall with matching double wardrobe and chest of drawers. Radiator.

En-suite Shower Room: Tile effect flooring, pedestal wash hand basin with tile splash back, low level flush w.c., fully tiled shower with sliding door screen and mains shower, extractor fan.

Bedroom 2: 12' 0" x 6' 7" (3.65m x 2m) Built-in wardrobe, radiator.

Bedroom 3: 8' 8" x 8' 7" (2.64m x 2.61m) Radiator.

Bedroom 4: 8' 7" x 8' 6" (2.61m x 2.58m) Radiator.

Family Bathroom: 8' 8" x 6' 4" (2.64m x 1.92m) Tile effect flooring. Matching suite comprising: pedestal wash hand

basin with tile splash back, low level flush w.c., panel bath with shower attachment, tiled wall surround, extractor fan and radiator.

Outside: The house is approached over a tarmac drive providing parking for four vehicles. There is a stone area providing more parking if required and small astro turf area. A side gate with a pathway leads to the rear enclosed garden which for ease of maintenance has a astro-turf lawn area. Composite decking area with stone border housing mature shrubs. Outside hot and cold taps.

Council Tax Band 'D' EPC Rating 83|B:

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

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 Way. Continue straight ahead taking the third turning right into Tetchill Brook Road, after a short distance turn right onto a small road leading to No. 8 on the left handside.

Viewings and Further Information: For further information or to arrange a viewing please contact the sole selling agents Ellesmere Office (01691) 622534

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND. Tel: 0345 678 9000

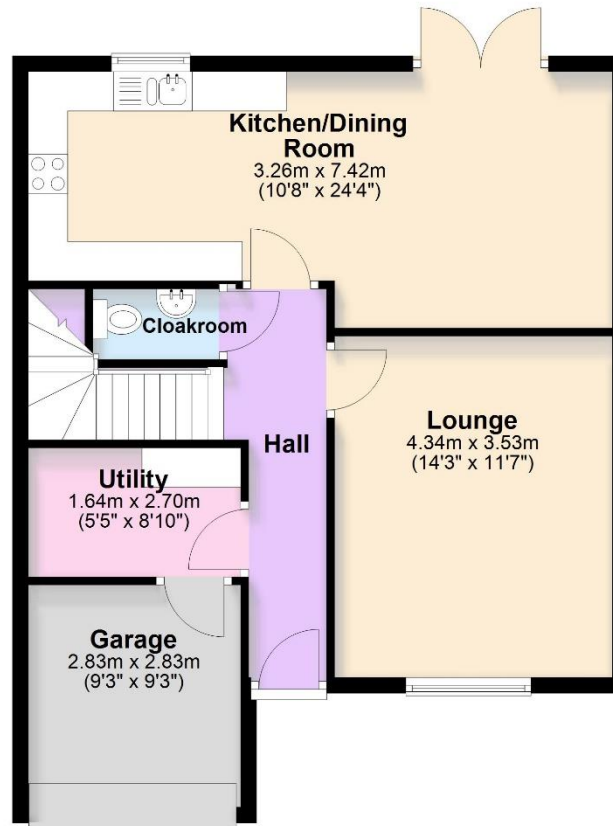






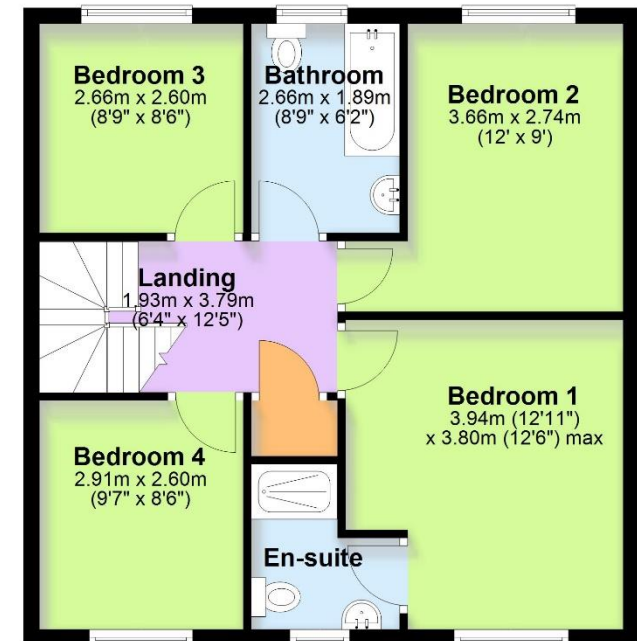
Ground Floor

Approx. 61.6 sq. metres (663.2 sq. feet)



First Floor

Approx. 57.2 sq. metres (615.3 sq. feet)



Total area: approx. 118.8 sq. metres (1278.5 sq. feet)

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