

BOWEN

PROPERTY SINCE 1862



Offers in Excess of £295,000

9 Kynaston Place, Ellesmere, SY12 9BF

🏠 3 Bedrooms 🚿 2 Bathrooms

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General Remarks

Bowen are pleased to offer 9 Kynaston Place for sale by private treaty. This modern three-bedroom home is located on this small exclusive development of 12 properties and is conveniently situated within walking distance of the town centre and local amenities. The present owner has enhanced and maintained the property to a high standard and viewing is highly recommended.

Location: Located in the market town of Ellesmere in the heart of what is known as 'Shropshire's Lake District'. Ellesmere itself is a thriving market town with a comprehensive range of shops and amenities and idyllic surroundings for recreational use. Excellent Primary and Secondary schools along with the renowned Ellesmere College. Easily accessible to the larger towns of Oswestry, Wrexham, Shrewsbury along with the City of Chester. Good road links from the A5 to the motorway network. Nearby Gobowen has a main line train station with direct links to Birmingham and beyond.

Accommodation

Canopy entrance porch under a slate tile roof Partly Glazed Entrance Door:

Entrance Hall: Attractive pattern tile floor with underfloor heating to the ground floor. Spotlights to ceiling, understairs storage cupboard with cloaks rack.

Cloakroom: Tile floor. Spotlights to ceiling. Low level flush wc, corner pedestal wash hand basin with tile splash back.

Lounge: 15' 4" x 11' 3" (4.67m x 3.43m) Fitted wooden shutter blinds.

Kitchen/Dining Area: 18' 11" x 11' 11" (5.76m x 3.64m) Tile floor and spotlights to ceiling. Wooden shutter blinds.

Kitchen: Range of fitted wall cabinets and matching base units with worktop surface and upstands. Integrated appliances to include electric fan assisted double oven with four ring gas hob, glass splashback and extractor hood above, 'Zanussi' refrigerator/freezer, dishwasher, space for washing machine. 1.5 stainless steel unit and drainer with mixer tap. Wall mounted gas boiler enclosed in cupboard. Breakfast bar area.

Dining Area: French double doors with wooden shutter blinds opening onto garden.

Spindle Staircase leading to First Floor and Landing Area: Spotlights to ceiling, radiator. Built-in storage cupboard with fitted shelves. Access to partially boarded roof space.

Bedroom One: 14' 9" x 9' 10" (4.50m x 2.99m) Built-in wardrobe with sliding glass doors, radiator, wooden shutter blind.

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.



En-Suite Shower Room: Tile floor and spotlights to ceiling. Fully tiled shower cubicle with mains powered shower, pedestal wash hand basin with tile splash back, low level flush wc, heated towel rail, shaver point, extractor fan, partly tiled walls.

Bedroom Two: 10' 9" x 8' 11" (3.28m x 2.72m) Built-in wardrobe with sliding opaque glass doors, wooden shutter blind and radiator.

Bedroom Three: 8' 11" x 8' 2" (2.72m x 2.49m) Wooden shutter blinds and radiator.

Bathroom: Tile floor, spotlights to ceiling and partly tiled walls. Matching suite comprising panel bath with shower over (powered off mains) and shower screen, wash hand basin, low level flush wc. Heated towel rail, shaver point and extractor fan.

Outside: The property is approached over a small concrete slab path with gravel side borders. The garden to the rear is enclosed providing privacy and for ease of maintenance the garden is mainly down to slate off which is a patio area. A concrete slab pathway leads to a timber gate allowing access the rear with allocated parking for two vehicles. Exterior lighting, wall tap.

Council Tax Band 'C' EPC 82|B:

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

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

Directions: Proceed out of the town along Birch Road where after a short distance Kynaston Place can be found on the left-hand side identified by the agents for sale board.

What3Words:///prominent.probe.wriggle

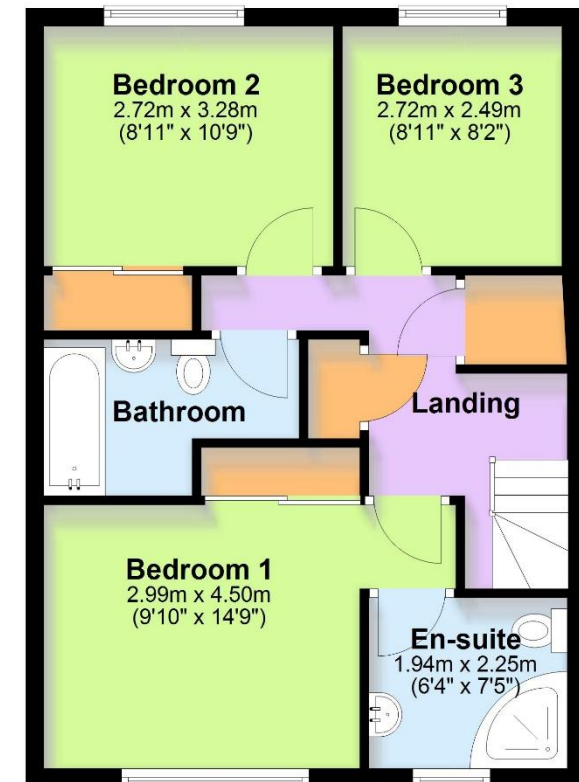
Ground Floor

Approx. 48.1 sq. metres (518.0 sq. feet)



First Floor

Approx. 49.2 sq. metres (529.1 sq. feet)



Total area: approx. 97.3 sq. metres (1047.0 sq. feet)