

BOWEN

PROPERTY SINCE 1862



Asking Price £389,995

4 Bedrooms 1 Bathroom

Eryl House, 8 Brownlow Road,
Ellesmere, SY12 0BA

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General Remarks

Bowens are favoured to offer Eryl House, 8 Brownlow Road for sale by private treaty. The property provides a rare opportunity to acquire a well presented spacious detached house situated in a popular residential area just a short distance from the town centre and local amenities. The present owners have extended and updated the property whilst still retaining a lot of the character. The property also has the benefit of ample off-road parking and extensive well-kept gardens.

Location: The property is located within walking distance of the popular market town of Ellesmere which provides an excellent range of local amenities and recreational facilities. The Meres and Shropshire Union Canal offer many delightful walks and leisure pastimes within a short distance from the property. The area has a wide range of state and private schools, including the renowned Ellesmere College. The larger towns of Oswestry, Shrewsbury and Wrexham, together with the City of Chester are within easy commuting distance, as is the motorway network beyond. Rail links are available at the nearby village of Gobowen where direct services to Wrexham, Chester, Shrewsbury and Birmingham are available.



Accommodation

Canopy Entrance Porch:

Partly Glazed Entrance Door:

Entrance Hall: Red quarry tile floor, side window, picture rail and radiator. Understairs storage presently used as a walk-in pantry.

Dining Room: 11' 11" x 13' 6" (3.62m x 4.12m) Wooden floor. Bay window with radiator below, picture rail, dimmer switch. Fireplace with brick inset set on a tile hearth with attractive timber surround and mantle.

Lounge: 15' 10" x 13' 6" (4.83m x 4.12m max) Wood flooring. Open cast iron fireplace set on a tile hearth with attractive tile inset and timber mantel and surround. Built-in store cupboards with shelving. Bay window with central door opening onto a patio area. Picture rail and radiator.

Kitchen/Breakfast Room: 23' 8" x 11' 9" (7.21m x 3.57m max) Tiled floor, spotlights to ceiling. Range of fitted wall cupboards with matching base units with worktop surface above, partly tiled walls. Belfast sink with mixer tap. Spaces for dishwasher and refrigerator/freezer. 'Rangemaster' dual fuel cooker range set in recess comprising 6 ring gas hob with hot plate and double electric oven, tile splash back and extractor hood above. Radiator. French doors opening onto patio area and garden.

Utility Room: 8' 6" x 5' 2" (2.58m x 1.57m) Tile floor. Stainless steel sink unit and drainer with cupboards below. Wall cupboard, spaces for washing machine and tumble drier. Wall mounted gas boiler, extractor fan. Partly glazed side door to outside.

Cloakroom: Tile floor. Wash hand basin with tile splash back, low level flush w.c., electric wall mounted oil radiator.

Spindle Staircase to First Floor and Landing Area: Picture rail.

Bedroom Two: 12' 9" x 11'6" (3.88m x 3.52m max) Bay window with radiator below. Feature cast iron fireplace.

Bedroom Three: 13'4" x 12'10" (4.07m x 3.90m) Picture rail, radiator, built-in louvred door storage cupboard, small recess area.

Bedroom Four: 9' 3" x 8' 2" (2.82m x 2.48m) Double louvred door built-in wardrobe, radiator.

Family Bathroom: 8' 8" x 8'1" (2.65m x 2.46m) Attractive tile effect flooring. Part timber panelling to walls. Roll top bath with shower attachment, pedestal wash hand basin, low level flush w.c., built-in storage cupboard, radiator. Airing cupboard housing cylinder and storage above.

Staircase to Second Floor:

Bedroom One: 25' 2" x 11' 1" (7.68m x 3.37m) Wooden floor. Two sky lights and small window to rear. Built-in storage to eaves and built-in cupboard, two electric wall mounted oil radiators.

Outside: Eryl House is approached through double wooden gates onto a gravel drive leading to the rear garden where there is ample parking for several vehicles and a good size lawn area. The garden is a notable feature with an array of mature well-established shrubs, trees and plants. Flowering borders with various seating areas within the garden. Outside lighting and wall tap. Timber partly glazed Summer House with felt single tile roof opening onto raised decking area with pergola providing ideal setting within the garden.

Timber Double Garage/Workshop:

Council Tax Band 'D'

EPC Rating 48|E





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

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

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

Directions: From the agents office in the Square continue through the town centre to the mini-roundabout. Take the first exit left and then turn immediately right into Brownlow Road. Continue for a short distance and Eryl House can be identified by the Agent's For Sale board on the left handside.

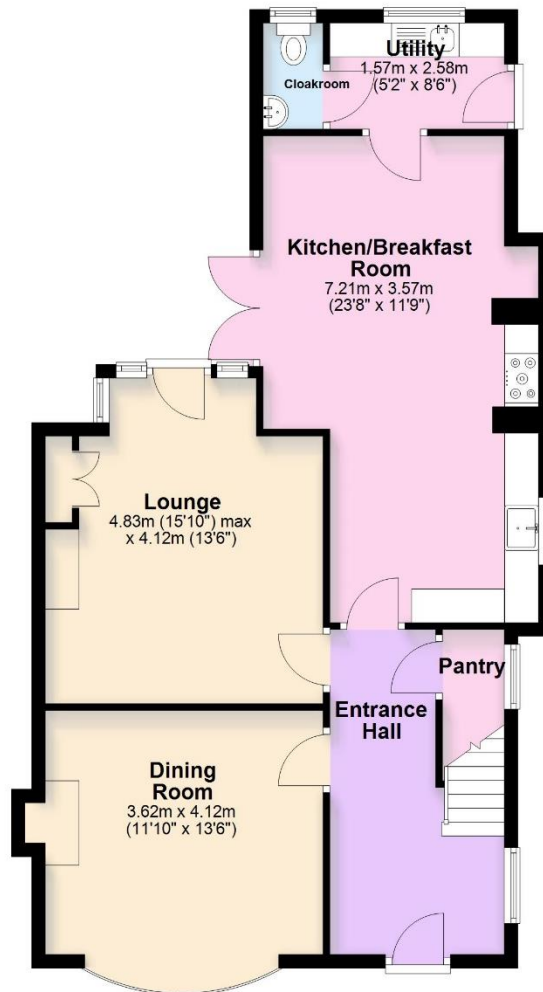
Agent's Note: Please note that in accordance with the Estate Agents Act we wish to notify prospective





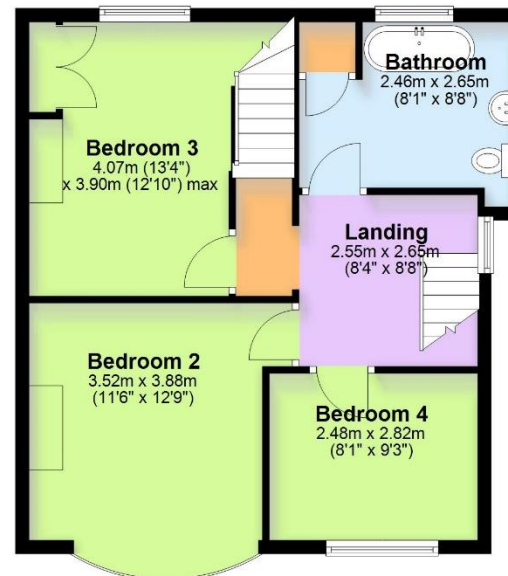
Ground Floor

Approx. 79.3 sq. metres (853.1 sq. feet)



First Floor

Approx. 51.8 sq. metres (557.1 sq. feet)



Second Floor

Approx. 31.1 sq. metres (335.2 sq. feet)



Total area: approx. 162.2 sq. metres (1745.4 sq. feet)

Measurements shown are at the widest points of each room and as such are for information purposes only. They may vary from actual measurements and are not to scale.
Plan produced using PlanUp.