

# BOWEN

PROPERTY SINCE 1862



Asking Price £285,000

🏠 4 Bedrooms    🚿 2 Bathrooms

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

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### General Remarks

Bowen are delighted with instructions to offer 5 Revell Close for sale by private treaty. The property enjoys a cul-de-sac location with off road parking to the front and an enclosed easy maintenance rear garden.

### AVAILABLE WITH NO UPWARD CHAIN

**Location:** The property is located in the popular village location of Dudleston Heath and occupies a pleasant position approximately 2.5 miles northwest 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 town of Shrewsbury, and the cities of Wrexham and 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:

**Entrance Hall:** Coving to ceiling, 'Sunvic' thermostat control switch, radiator.

**Cloakroom:** Tile floor. Low level flush w.c, corner wash hand basin with tile splash, radiator.

**Study:** 11' 7" x 9' 1" (3.53m x 2.77m) Coving to ceiling and leaded windows.

**Lounge:** 13' 5" x 12' 2" (4.10m x 3.70m) Coving to ceiling. Coal effect gas fire set in slate inset with raised slate hearth with timber surround and mantle. Radiator.

**Kitchen/Breakfast Room:** 10' 2" x 8' 10" (3.10m x 2.70m) Tile floor, spotlights and coving to ceiling. Range of fitted wall cupboards and matching base units with worktop surface above, partly tiled walls. 1.5 sink unit and drainer with mixer tap. Built-in appliances to include double fan assisted electric oven with four ring induction hob and extractor hood above. Integrated dishwasher and space for refrigerator/freezer, radiator.

**Utility Room:** 10' 10" x 4' 11" (3.3m x 1.5m) Tile floor. Fitted wall cupboards with matching base units and worktop surface above, stainless steel sink unit and drainer with mixer tap. Spaces for washing machine and dryer. Wall mounted gas boiler. Partly tiled walls, cloak rack. Half glazed door leading outside.

**Storeroom:** 8' 10" x 5' 4" (2.7m x 1.62m) Coving to ceiling and extractor fan.

**Conservatory:** 18' 6" x 10' 7" (5.64m x 3.22m) Tile floor. Centre ceiling fan/light, radiator. French doors opening onto the rear garden.

**Stairs to first floor and landing area:** Access to roof space. Airing cupboard housing hot water cylinder and slatted shelving.

**Bedroom One:** 12' 6" x 6' 7" (3.80m x 2m) Built-in double sliding door wardrobe, radiator.

**Fully Tiled En-suite Shower Room:** Fully tiled shower cubicle with shower fed from mains, pedestal wash hand basin, low level flush wc, heated towel rail, extractor fan.

**Bedroom Two:** 11' 9" x 9' 2" (3.59m x 2.8m) Built-in sliding mirror door wardrobe, radiator.

**Bedroom Three:** 8' 6" x 8' 6" (2.6m x 2.6m) Radiator.

**Bedroom Four:** 10' 10" x 5' 11" (3.3m x 1.8m) Recess area presently used for desk space, radiator.

**Fully Tiled Family Bathroom:** 7' 3" x 5' 7" (2.2m x 1.7m) Vinyl tile effect flooring. Panel bath with electric shower above and shower screen, vanity sink unit incorporating low level w.c., heated towel rail, fitted wall mirror, extractor fan.

**Outside:** No.5 is approached over a brick paved driveway providing ample parking. The garden to the front is mainly laid to lawn with a side wrought iron gate allowing access to the rear garden. The enclosed rear garden offers privacy and is a notable feature with various seating areas. Lawned area and raised borders housing a variety of mature flowering plants and shrubs. Garden storage shed. Exterior wall lights and outside wall tap.



**EPC Rating 67|D 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 upon completion.

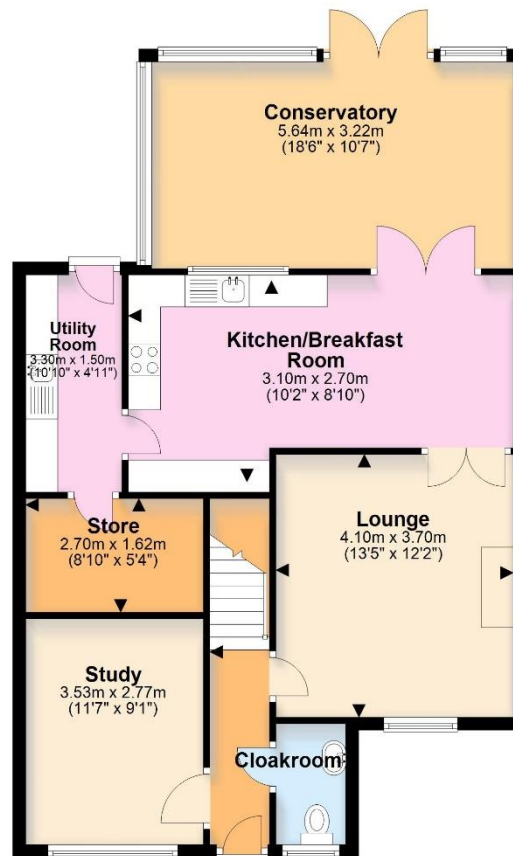
**Directions:** From Ellesmere proceed out of the town along the B5068 signposted Dudleston Heath, continue for approximately 2 miles. On entering the village of Dudleston Heath take the first turning right into Hill Park, then immediately right and right again into Revells Close where no:5 property can be identified on the left-hand side by the agents for sale board.

**Get the most out of your property**

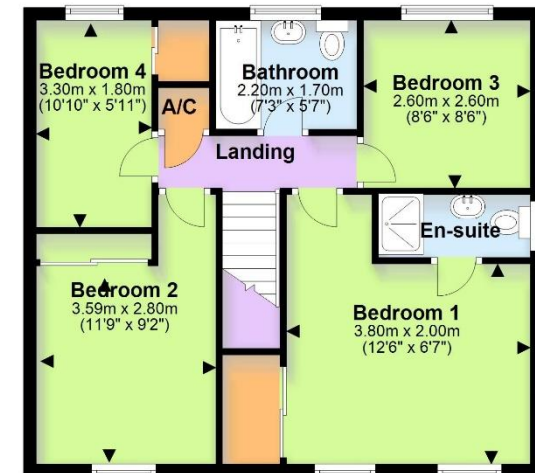
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**Ground Floor**  
Approx. 82.8 sq. metres (891.4 sq. feet)



**First Floor**  
Approx. 54.4 sq. metres (585.6 sq. feet)



Total area: approx. 137.2 sq. metres (1477.1 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.