

For Illustration Purposes Only

BOWEN
PROPERTY SINCE 1862



Asking Price £625,000

4 Bedrooms 3 Bathrooms 3 Reception Rooms & Basement

Plot 7 Juniper Drive, Welshampton,
Ellesmere, SY12 0PW

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General Remarks

A select development of seven family homes situated in the popular village of Welshampton. Plot 7 is an individual detached house with integral single garage standing in extensive gardens with electric gated access. This four-bedroom property has the benefit of a 48 sq m basement and garden room. Open countryside views. As with all Sircar homes these properties come with the benefit of a NHBC warranty.

Location: Situated within the popular village of Welshampton close to the market towns of Ellesmere, Whitchurch and Wem which offer a large range of amenities and recreational facilities. It is also ideally situated for access to the larger centres of Wrexham, Chester, Oswestry, and Shrewsbury as well as the motorway network beyond. The area is well served for excellent state and public schools, including Welshampton C of E primary school. Rail links are available at the nearby village of Gobowen with direct services to Wrexham, Chester, Shrewsbury and Birmingham.

Accommodation

Entrance Hallway

Basement with separate W.C. & Store Area Door to outside.

Cinema/Games Room: 25' 11" x 13' 7" (7.89m x 4.15m)

Separate w.c.

Store Area: 10' 11" x 5' 10" (3.32m x 1.78m)

Lounge: 15' 3" x 14' 2" (4.64m x 4.33m)

Kitchen/Dining Room: 21' 2" x 11' 7" (6.44m x 3.52m)

Garden Room: 12' 0" x 10' 11" (3.65m x 3.32m)

Utility: 10' 0" x 7' 3" (3.05m x 2.22m)

Cloakroom:

Stairs to First Floor and Landing Area:

Bedroom 1: 15' 11" x 10' 9" (4.85m x 3.27m)

Ensuite: 14' 2" x 10' 0" (4.32m x 3.05m)

Bedroom 2: 14' 3" x 9' 6" (4.34m x 2.90m)

Ensuite: 7' 9" x 6' 4" (2.35m x 1.94m)

Bedroom 3: 11' 3" x 9' 8" (3.44m x 2.95m)

Bedroom 4: 9' 8" x 9' 4" (2.95m x 2.84m)

Family Bathroom: 7' 7" x 7' 1" (2.32m x 2.15m)

Integral Garage: 18' 1" x 10' 4" (5.52m x 3.14m)

Directions: From Ellesmere head south on the A495 passing the Mere, take the next left signposted for Whitchurch. Continue for around 3 miles until entering the village of Welshampton. Just before leaving the village turn right signposted Wem and the site will be identified on the right hand side.

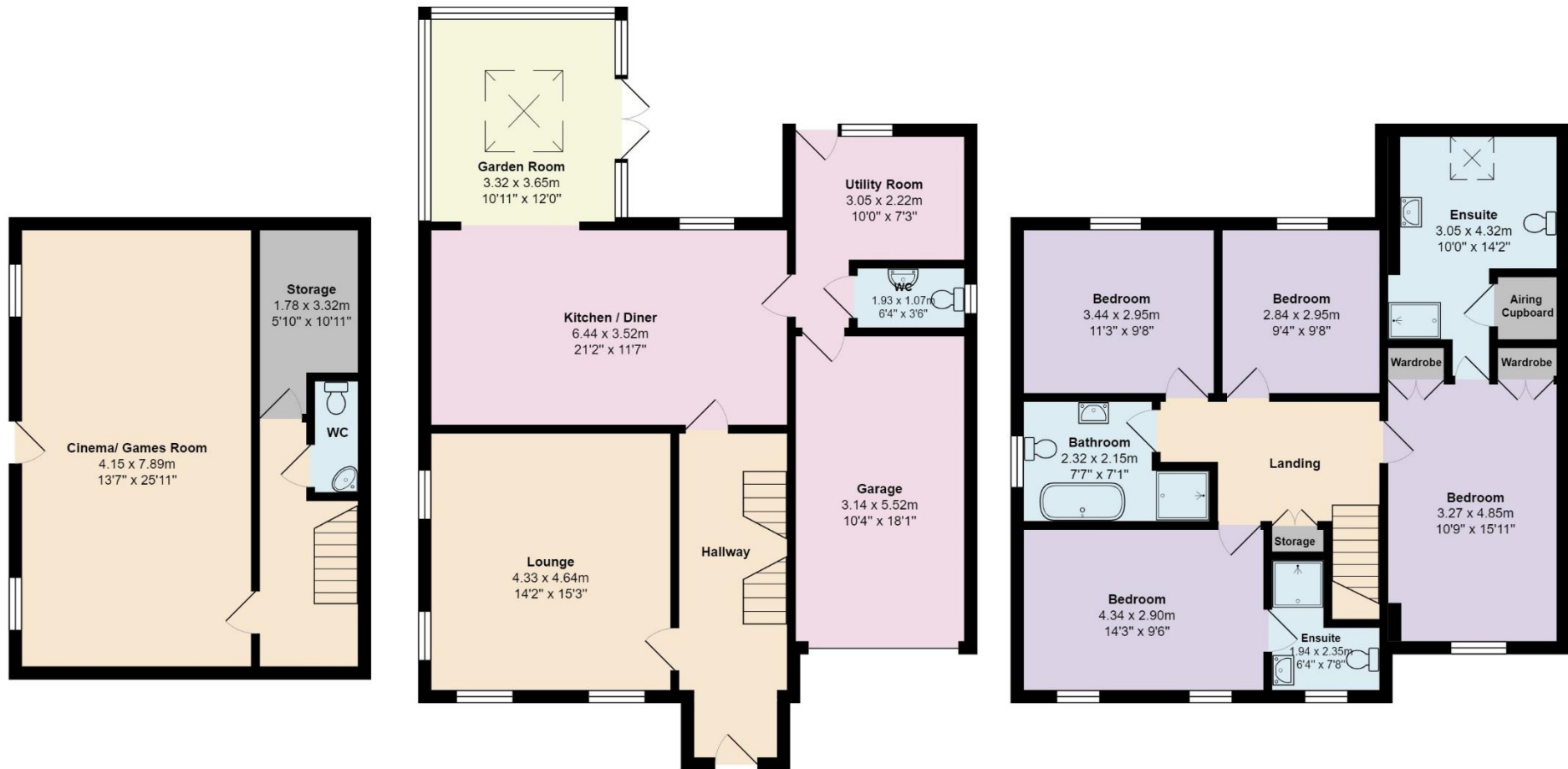
Tenure: We are informed that the property is freehold subject to vacant possession upon completion.

Specification: Full specification available on request.

Further Information: For further information or to arrange a viewing please contact the agent's Ellesmere office on (01691) 622534.

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.

Plot 7 Juniper Drive, Welshampton.



Total Area: 209.5 m² ... 2255 ft² (excluding garage)

All measurements are approximate and for display purposes only

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