

BOWEN

PROPERTY SINCE 1862



Asking Price £384,995

2 Brownlow Road, Ellesmere, SY12 0BA

4 Bedrooms 1 Bathroom

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General Remarks

Bowen are favoured to offer 2 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 centre of Ellesmere and its amenities. The property has the benefit of solar panels together with a battery backup, extensive well-kept gardens with off road parking.

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.



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Old Town Hall The Square Ellesmere Shropshire SY12 0EP

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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.

Accommodation

Canopy Entrance Porch with slate roof: Exterior lantern style wall light.

Entrance Hall: Tile floor, attractive glass colour-stained side window, picture rail, radiator. Understairs storage.

Cloakroom: Tile floor, corner wash hand basin with tile splash back, low level flush w.c.

Lounge: 13' 8" x 11' 4" (4.16m x 3.45m) Wooden flooring. Bay window, attractive cast iron open fireplace set on a tile hearth with wooden surround and mantel, centre ceiling rose, picture rail, two radiators.

Dining Room: 15' 8" x 13' 8" (4.78m x 4.16m) Wood flooring, former fireplace inset with tile hearth, wooden surround and mantel. Built-in store cupboards, recess with built-in shelving. Coving and picture rail, two radiators. uPVC French double doors with side glazed panels opening onto patio area.

Kitchen/Breakfast Room: 22' 8" x 12' 3" (6.91m x 3.73m) Tiled floor. Range of fitted wall cupboards with matching base units with worktop surface above, partly tiled walls. Larder cupboard with cupboards above and recess for refrigerator/freezer. Centre island/breakfast bar area with cupboards below. Enamel 1.5L sink and drainer with mixer tap. Spaces for dishwasher and washing machine. 'Rangemaster' dual fuel 5 ring gas hob with hot plate and double electric oven. Stainless steel splashback and extractor hood above. Spotlights and matching ceiling lights, radiator. Dual aspect windows, bay window with fitted seating area. A stable style door opening to the side of the house and UPVC french doors onto patio area and garden.

Spindle Staircase to First Floor and Landing Area:

Bathroom: 8' 1" x 7' 0" (2.46m x 2.13m) Wood effect flooring. Fully tiled corner shower cubicle with mains shower, panel bath with shower attachment and tile surround, vanity sink unit, low level flush w.c., heated towel rail, part timber panel walls.

Bedroom Two: 13' 2" x 11' 5" (4.02m x 3.48m) Picture rail, radiator.

Bedroom Three: 13' 2" x 12' 5" (4.02m x 3.78m) Radiator.

Bedroom Four: 7' 8" x 9' 9" (2.34m x 2.96m) Radiator.

Staircase to Second Floor:

Bedroom One: 24' 2" x 11' 8" (7.36m x 3.56m) Two sky lights, built-in wardrobes to one wall, ample built-in storage into eaves. Spotlights and radiator.

Outside: The property is approached via a single wrought iron entrance gate over a concrete slab pathway leading to the front entrance door with brick paved area. Double wrought iron gates onto a tarmac drive with part slabbed and gravel area for parking. Wooden gates open onto a further slabbed/gravel area providing more parking ideal for caravan/motor home if so desired. The property also has the benefit of having access all around. There is a stone area to the front interspersed with various established shrubs off which is a side timber gate leading to the rear garden. Outside tap. The private enclosed rear garden enjoys a good size lawned area bordered by a variety of flowering plants and shrubs.

Timber Summer House with tile effect roof, underfloor lighting and power with a decking area enjoys an ideal setting within the garden. Timber garden shed, brick under slate roof outbuilding with power.

Solar Panels installed with battery back up.:

EPC Rating 59|D Council Tax Band 'E':

Tenure: We are informed that the property is freehold with 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.

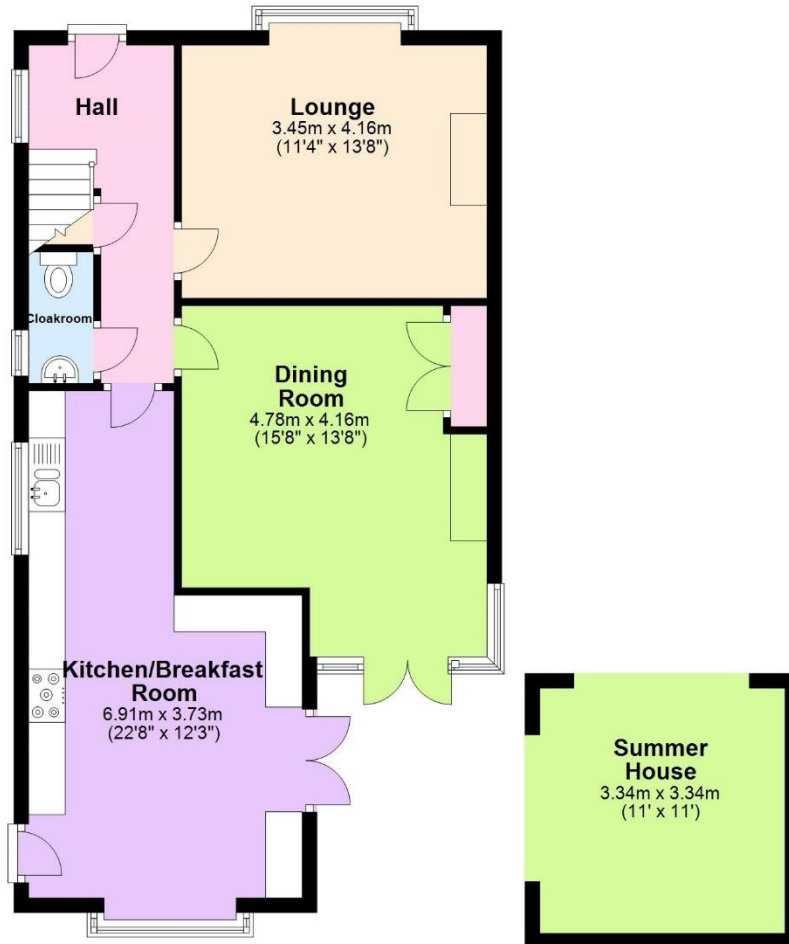
Directions: From the agents office in the Square continue through the town centre to the mini-roundabout. Take the first exit left and then turn immediately right into Brownlow Road. The property can be identified by the Agent's For Sale board on the left hand side after a short distance.





Ground Floor

Approx. 76.0 sq. metres (818.3 sq. feet)



First Floor

Approx. 46.0 sq. metres (495.3 sq. feet)



Second Floor

Approx. 38.1 sq. metres (410.6 sq. feet)

