

**BOWEN**

PROPERTY SINCE 1862



Auction Guide Price Excess £90,000

3 Birch Road, Ellesmere, SY12 0ET

🏠 2 Bedrooms

🚿 1 Bathroom



## 3 Birch Road, Ellesmere, SY12 0ET

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### General Remarks

**For sale by public auction on the 26th September 2024 at 2.00pm to be held at the Lion Quays Resort, Weston Rhyn, Gobowen, Oswestry, SY11 3EN.**

Grade II Listed Town House with rear courtyard in need of a full scheme of modernisation and refurbishment, within walking distance of the town centre

**Location:** The market town of Ellesmere provides a comprehensive range of amenities, recreational facilities, larger stores and supermarkets. There are excellent primary and secondary schools in the town as well as the renowned Ellesmere College. The larger towns of Oswestry, Wrexham and Shrewsbury as well as the city of Chester are all within easy commuting distance. There are easy road links to the motorway networks while the nearby village of Gobowen provides a main line train station with direct services to many of the commercial centres.



### Accommodation

**Shared covered entrance area:**

**Half Glazed Door:**

**Galley Kitchen:** 12' 3" x 5' 4" (3.74m x 1.63m) Wooden floor. Range of matching wall and base units with worktop surface above, stainless steel sink unit with mixer tap, induction hob with extractor hood above, space for washing machine.

**Living/Dining Room:** 18' 0" x 11' 0" (5.49m x 3.35m) Dual aspect windows, radiator. Side door leading to outside.

**Staircase to first floor and landing area:** Airing cupboard housing 'Valliant' gas boiler.

**Bedroom One:** 18' 0" x 7' 8" (5.49m x 2.34m) built-in cupboard, radiator, sky light.

**Bedroom Two:** 8' 0" x 7' 2" (2.44m x 2.18m) Built-in wardrobe with hanging rail, radiator. Access to roof space.

**Bathroom:** 8' 4" x 6' 0" (2.54m x 1.84m) Wooden floor. Wood panel bath with electric shower over, pedestal wash hand basin, low level w.c., heated towel rail.

**Outside:** At the rear of the property is an enclosed courtyard area with timber garden shed and summer house. Wall tap.





**Directions:** From the agent's office in The Square proceed to the small roundabout at Cross Street and take the third exit into Talbot Street, after a short distance turn right into Watergate Street continue along Watergate Street taking the first left onto Birch Road proceed for a short distance and the property can be identified on the right-hand side as indicated by the agent's For Sale Board.

**EPC Rating 54|E Council Tax Band B:**

**Tenure:** We understand the property is freehold with vacant possession upon completion.

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

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

**Buyer's Premium:** Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at 2.4% of the sale price inc. VAT. Subject to a minimum fee set at £3000.00 inc.VAT. For further details on fees payable please consult the legal pack.



**Method of Sale:** The property will be offered for sale by public auction at The Lion Quays Resort, Weston Rhyn, Gobowen, Oswestry, SY11 3EN on Thursday 26th September 2024 with commencing at 2.00pm.

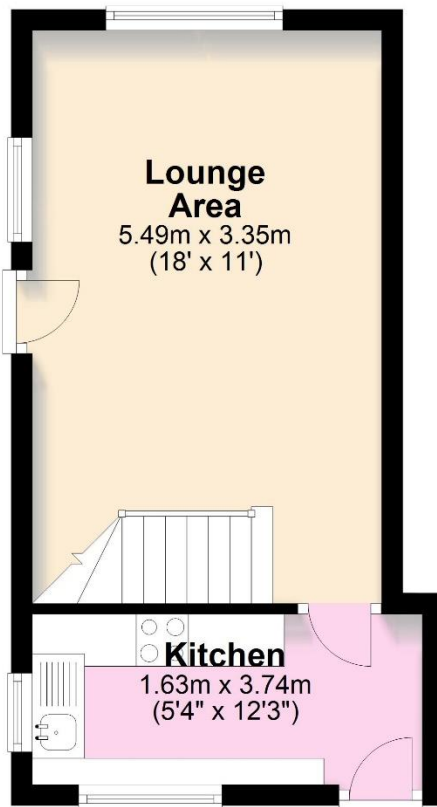
**Guide Price:** Where a guide price is given that price is not to be taken as an indication of the value of the lot or of the reserve price. Pre-auction guide prices are based upon the initial anticipation of the sale price of the property at auction. Prospective purchasers should be aware that guide prices are subject to change and are advised to check any amendments with the Auctioneers prior to the auction. The reserve price for each of the lots may exceed the quoted guide price and eventual guide price.

**Reservation Price:** The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

**Solicitor:** Michael Keeling, Nexa Law Limited, Office 1 The Church Offices, Salop Road, Oswestry, SY11 2NR Tel: 01691 655060

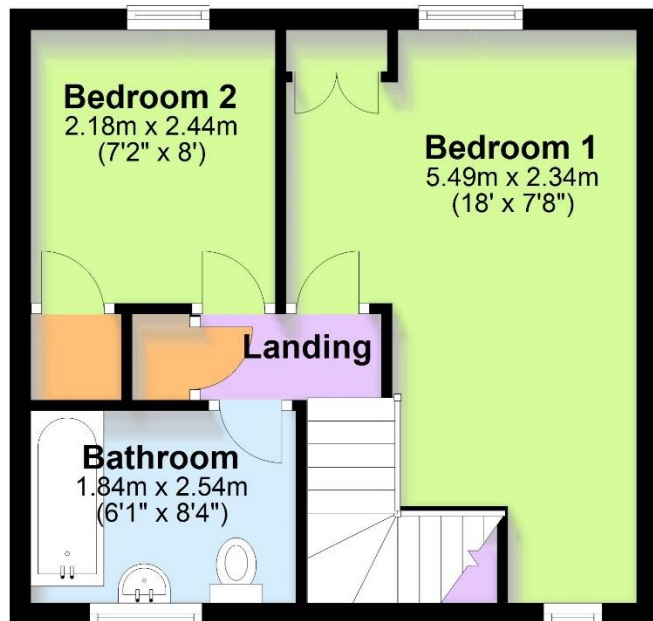
## Ground Floor

Approx. 24.8 sq. metres (267.0 sq. feet)



## First Floor

Approx. 30.8 sq. metres (331.6 sq. feet)



Total area: approx. 55.6 sq. metres (598.6 sq. feet)

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.