

# BOWEN

PROPERTY SINCE 1862



Asking Price £290,000

🏠 2 Bedrooms 🚿 1 Bathroom

2 St. Michaels Green, Welshampton,  
Ellesmere, SY12 0QT



## 2 St. Michaels Green, Welshampton, Ellesmere, SY12 0QT



### General Remarks

Detached two-bedroom bungalow with detached garage occupying quiet cul-de-sac location of four properties in the popular village of Welshampton which has an excellent primary school and public house. The property is offered for sale by private treaty and is situated approximately 3 miles from the popular market town of Ellesmere in the heart of what is known as 'Shropshire's Lake District' due to its Meres. Desirable location close to Colemere country park and sailing club.

**Location:** 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 Whitchurch, Wem, Gobowen with direct services to Wrexham, Chester, Shrewsbury and Birmingham.

**uPVC Partly Glazed Entrance Door with glazed side panel:**

**Entrance Hall:** 14' 5" x 5' 7" (4.39m x 1.71m) Partly tiled floor with the remaining being wood effect. Coving to

ceiling, radiator. Access to roof space via loft ladder and light available.

**Kitchen/Dining Area: Kitchen:** 14' 2" x 8' 11" (4.32m x 2.72m) Tiled floor. Range of wall cupboards and base units with worktop surface above, stainless steel sink unit and drainer with mixer tap. Built-in oven with 4 ring halogen hob and extractor hood above. Spaces for appliances to include washing machine and refrigerator, partly tiled walls, extractor fan. Oil boiler.

**Dining Room:** 9' 2" x 8' 11" (2.79m x 2.72m) Coving to ceiling and radiator.

**Lounge:** 16' 9" x 10' 8" (5.11m x 3.24m) Coving to ceiling, two radiators, door into hallway. French doors opening onto the rear garden.

**Bedroom One:** 9' 11" x 9' 7" (3.02m x 2.93m) Wood effect flooring, built-in wardrobes to two walls including overhead cabinets, radiator, bay window.

**Bedroom Two:** 10' 0" x 9' 11" (3.05m x 3.02m) Wood effect flooring, built-in wardrobe, radiator.

**Bathroom:** 12' 7" x 6' 5" (3.84m x 1.96m) Tiled floor. Matching suite comprising panel bath with shower screen and 'Triton T80' electric shower, partly tiled walls, pedestal wash hand basin with tile splashback, low level w.c., radiator, extractor fan and 'Dimplex' wall heater.

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.





**Outside:** The bungalow is approached over a tarmac driveway providing parking and access to the garage. There is access all around the property with the front being open plan and mainly laid to lawn with a side gate allowing access to the enclosed rear garden. The garden to the rear is again mainly laid to lawn with borders housing a variety of mature shrubs, trees and plants. Timber summer house under a tile roof.

**Detached Garage:** Electrically operated door with power and light available. Exterior wall lights.

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

**Services:** We understand the property is connected to mains electricity and water. Private drainage. Oil central heating.

**EPC Rating 58|D Council Tax Band 'D':**

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

**Viewings and Further Information:** Viewings are strictly by appointment only through the sole selling agents. For further information or to book a viewing please contact Ellesmere Office on 01691 622534.

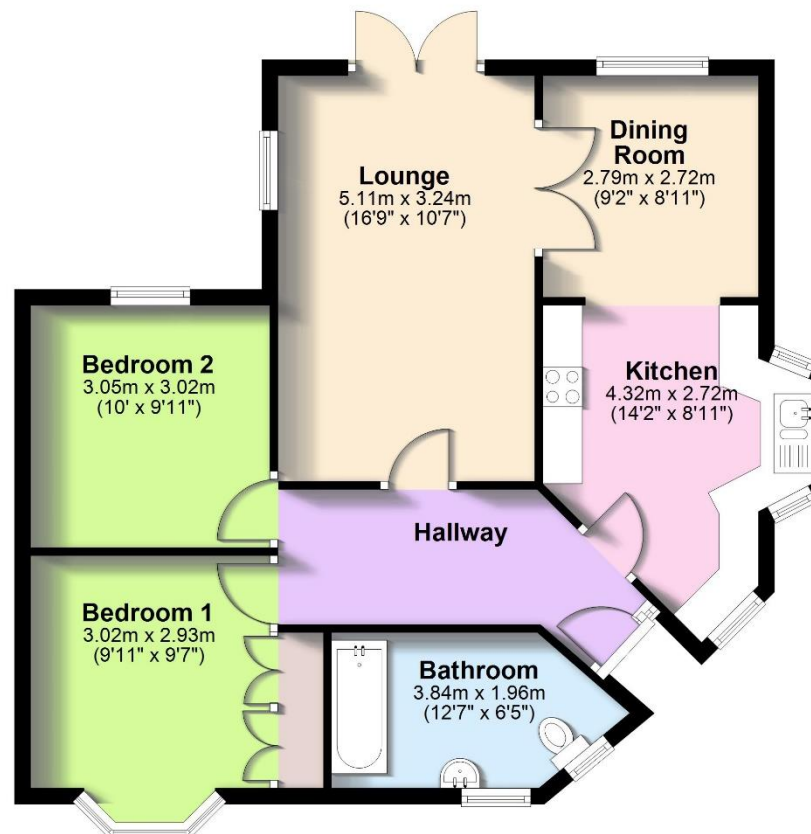
**Directions:** From Ellesmere head south on the A528 passing. Turn left signposted Whitchurch (A495). Continue for approximately 4 miles. On entering the village of Welshampton take the first right after the Church into Lyneal Lane. After a short distance turn left into St Michaels Green where No 2 can be identified by the agents for sale board.

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## Ground Floor

Approx. 70.2 sq. metres (755.2 sq. feet)



Total area: approx. 70.2 sq. metres (755.2 sq. feet)

All measurements are approximate & for display purposes only.  
Plan produced using PlanUp.

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Old Town Hall The Square Ellesmere Shropshire SY12 0EP

01691 622534 | [bowen.uk.com](http://bowen.uk.com) | [ellesmeresales@bowen.uk.com](mailto:ellesmeresales@bowen.uk.com)

