

# BOWEN

PROPERTY SINCE 1862



Asking Price £495,000

6 Tetchill Brook Road, Ellesmere, SY12 0FJ

🏠 5 Bedrooms    🚿 3 Bathrooms



## 6 Tetchill Brook Road, Ellesmere, SY12 0FJ

### General Remarks

Opportunity to purchase this deceptively spacious immaculately presented five bedroom detached house with detached double garage. Occupying enviable plot location with enclosed garden. Situated on this popular development within walking distance of the town centre and local amenities.

Internal viewing highly recommended.

**Covered Entrance Porch:** Partly glazed entrance door with side glazed panels

**Entrance Hall:** Matwell, built-in store cupboard with cloak rack, understairs storage cupboard, radiator

**Study:** 12' 9" x 7' 3" (3.88m x 2.20m) radiator.

**Cloakroom:** 5' 5" x 4' 10" (1.64m x 1.48m) Vinyl tile effect flooring, pedestal wash hand basin with tiled splash back, low level flush wc. Radiator and extractor fan.

**Open Plan Lounge/Dining Room:** matching centre ceiling light fittings.



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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.

**Lounge:** 15' 11" x 11' 7" (4.84m x 3.54m) radiator.

**Dining Room:** 11' 7" x 9' 9" (3.54m x 2.97m) French double doors with floor to ceiling side windows either side opening onto patio area and garden. Radiator.

**Breakfast Kitchen:** 21' 8" x 12' 6" (6.60m x 3.81m) Tiled floor. Modern contemporary feel kitchen with worktop surface and upstands, range of wall cupboards with matching base units incorporating refrigerator/freezer and wine rack. Space for dishwasher, q.5 stainless steel sink unit and drainer with mixer tap. Centre island/breakfast bar with wood worktop surface and cupboards below. 'Hotpoint' 4 ring halogen hob and telescopic cooker hood. Built-in electric fan assisted eye level double oven. Two radiator.

**Utility:** 7' 4" x 5' 5" (2.24m x 1.64m) Continuation of tiled floor, stainless steel sink and drainer with base cupboard below and worktop surface and upstands, spaces for washing machine and tumble dryer. wall mounted 'Potterton' gas boiler, radiator. Half glazed door leading outside,

**Spindle staircase to first floor & landing area:** Radiator., Access to roof space. Cupboard housing heating cylinder.

**Bedroom 1:** 12' 11" x 11' 11" (3.93m x 3.62m) Triple mirror sliding door wardrobe to one wall incorporating hanging rail and shelf. Radiator.

**En Suite Shower Room:** 7' 7" x 5' 2" (2.31m x 1.57m) Vinyl tile effect flooring, pedestal wash hand basin, low level flush w.c, fully tiled shower cubicle with mains fed shower, heated towel rail, large wall mirror, shaver point, spotlights and extractor fan to ceiling.

**Bedroom 2:** 12' 10" x 11' 11" (3.90m x 3.64m) Built-in double wardrobe with sliding doors, shelf and hanging rail. Radiator.

**En Suite Shower Room:** 7' 3" x 4' 8" (2.20m x 1.43m) Vinyl tile effect flooring, pedestal wash hand basin with wall mirror above, low level flush w.c., fully tiled shower cubicle with mains fed shower. Heated towel rail, shaver point. Partly tiled walls, spotlights to ceiling.

**Bedroom 3:** 12' 8" x 8' 11" (3.85m x 2.73m) Radiator.

**Bedroom 4:** 12' 6" x 8' 11" (3.81m x 2.73m) Radiator.

**Bedroom 5:** 11' 8" x 9' 7" (3.55m x 2.93m) Radiator.

**Family Bathroom:** 8' 11" x 7' 7" (2.73m x 2.32m) Vinyl tile effect flooring, spotlights and extractor fan to ceiling. Panel bath with shower attachment, fully tiled shower cubicle incorporating main fed shower, pedestal wash hand basin, low level flush wc, heated towel rail, partly tiled walls. Extractor fan.

**Outside:** The property occupies a good size enclosed plot with a detached double garage. Approached over a tarmac drive providing ample parking. The garden to the front is mainly laid to lawn enclosed by mature hedges and a variety of well-maintained shrubs. A side timber gates provides access to the enclosed rear garden which is again mainly laid to lawn with a small patio area. Decking area providing good space for outdoor entertaining. Timber/glazed greenhouse with wooden raised vegetable beds. Outside lighting and outside wall tap.







**Detached Double Garage:** 17' 3" x 17' 1" (5.27m x 5.20m) Up and over doors, power and light laid on. Over head storage.

**EPC Rating 81|B Council Tax Band 'F'**

**Tenure:** The property is understood to be freehold with vacant possession upon completion.

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

**Services:** We understand mains electricity, gas, water and drainage are connected.

**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.

**Directions:** From the agent's office in The Square continue left along Scotland Street and proceed over the roundabout signposted for Whittington & Oswestry. At the traffic lights turn left signposted Canal Wharf. Continue straight ahead taking the third turning right into Tetchill Brook Road after a short distance the entrance to no:6 can be identified on the right-hand side.

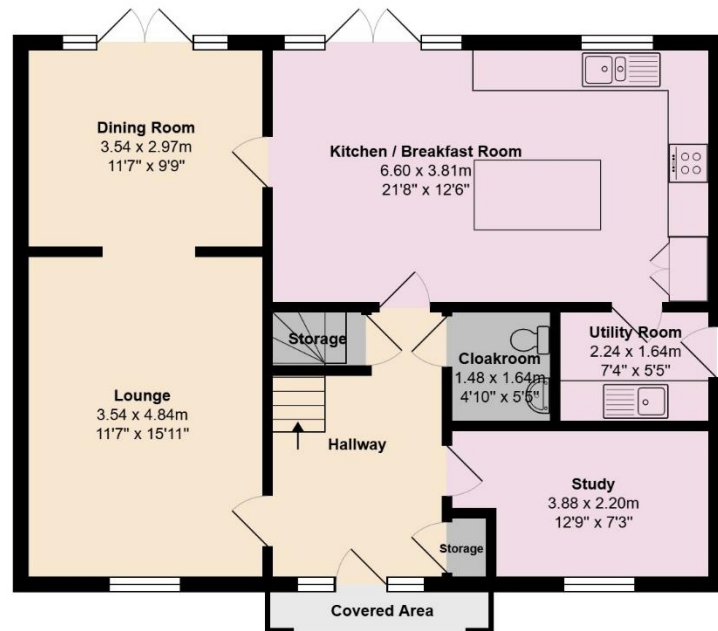




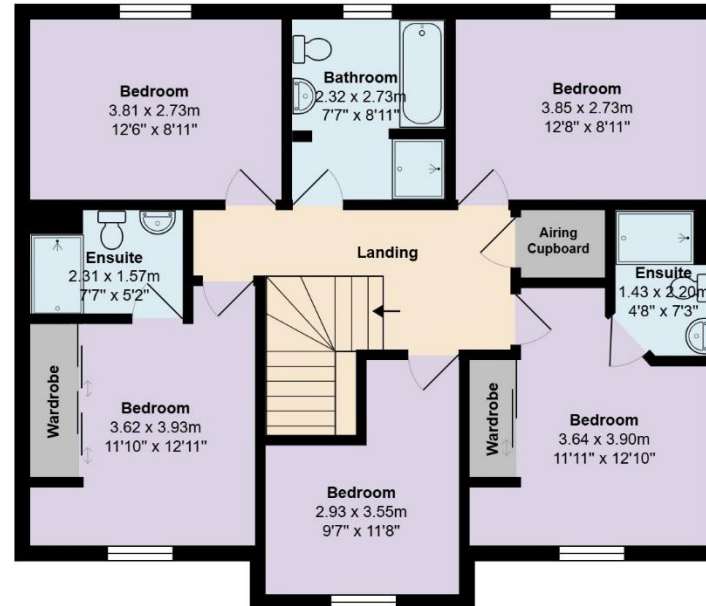




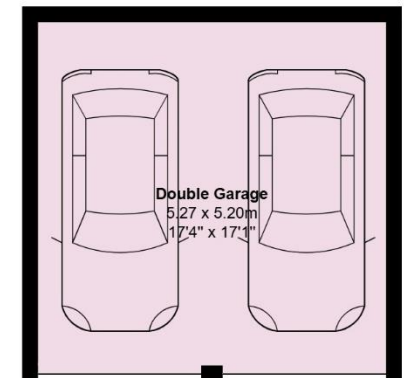
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Ground Floor



First Floor



Total Area: 193.8 m<sup>2</sup> ... 2086 ft<sup>2</sup> (excluding covered area)

All measurements are approximate and for display purposes only