



BOWEN
PROPERTY SINCE 1862

Asking Price £345,000

8 St. Johns Hill, Ellesmere SY12 0HA

4 Bedrooms 2 Bathrooms

8 St. Johns Hill, Ellesmere SY12 0HA

General Remarks

Deceptively spacious Grade II Listed four bedroom town house occupying popular location within walking distance of town centre and local amenities. Tastefully updated retaining many original features providing well thought out living accommodation. Viewing Highly Recommended.

Location : Situated within the Lakeland market Town of Ellesmere which promotes an excellent range of local amenities, recreational facilities, larger supermarkets and medical practice. The area also boasts excellent primary and secondary schools along with the renowned Ellesmere College. The local Meres and Shropshire Union canal provide a wide variety of recreational facilities. Ellesmere is well located for the nearby towns of Oswestry, Wrexham and Shrewsbury as well as the City of Chester. There is a main line train station situated at the nearby village of Gobowen some 6 miles away which provides direct links to Birmingham and Chester and beyond.



BOWEN

SINCE 1862

Old Town Hall The Square Ellesmere Shropshire SY12 0EP

01691 622534 | bowen.uk.com | ellesmeresales@bowen.uk.com

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 & Partly Glazed Entrance Door:

Entrance Hall: Exposed timbers and ceiling beams.

Lounge: 23' 1" x 10' 8" (7.03m x 3.26m) Dual aspect windows, exposed timbers and ceiling beams, radiator, matching wall lights.

Kitchen/Breakfast/Dining Room: 23' 1" x 13' 9" (7.03m x 4.18m) Oak flooring, dual aspect windows.

Kitchen: Bespoke custom made kitchen comprising a range of oak base cabinets, wall shelves and wine rack. Integrated appliances to include electric fan assisted oven, refrigerator and dishwasher. 4 ring halogen hob with tiled splashback. Belfast sink and partly tiled walls. Halogen strip lights.

Breakfast/Dining Area: radiator, original feature fireplace.

Stairs to first floor and landing area: Radiator.

Bedroom One: 23' 1" x 10' 9" (7.03m x 3.27m) Dual aspect windows, radiator.

Dressing Room: 7' 11" x 5' 6" (2.41m x 1.67m) Hanging rail and shelving.

Bedroom Two: 12' 0" x 10' 4" (3.65m x 3.14m) Feature cast iron fireplace, radiator.

Bathroom: 13' 2" x 12' 0" (4.02m x 3.65m) Oak floor and feature cast iron fireplace. Suite comprising timber panel bath, vanity sink unit, low level flush w.c., partly tiled walls, radiator.

Oak Staircase to second floor and landing area:

Bedroom Three: 19' 6" x 10' 7" (5.94m x 3.22m) Radiator, under eaves storage.

Bedroom Four: 17' 11" x 9' 7" (5.47m x 2.91m) Built-in wardrobes to one wall, radiator.

Shower Room: 9' 8" x 9' 5" (2.94m x 2.87m) Oak flooring. Fully tiled shower cubicle, wash hand basin, low level flush w.c, built-in shelves, radiator, sky light.

Basement Rooms presently providing:

Utility Room: 23' 1" x 13' 3" (7.03m x 4.03m) exposed timber with power and light available. Plumbing for washing machine, wall mounted 'Worcester' gas boiler.

Store Room: 14' 4" x 9' 11" (4.37m x 3.03m)

Outside: No:8 enjoys the benefit of an enclosed courtyard providing ideal entertainment space which is presently down to astro turf for ease of maintenance. Raised border housing a variety of established flowering plants, shrubs and trees. Double gates open onto Birch Road which if desired the courtyard could provide parking space. Small brick store shed, outside wall tap.

Council Tax Band 'D' EPC Rating 63|D:

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

Directions: The house enjoys a prominent position on St Johns Hill and can be identified by the agents for sale boards.

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

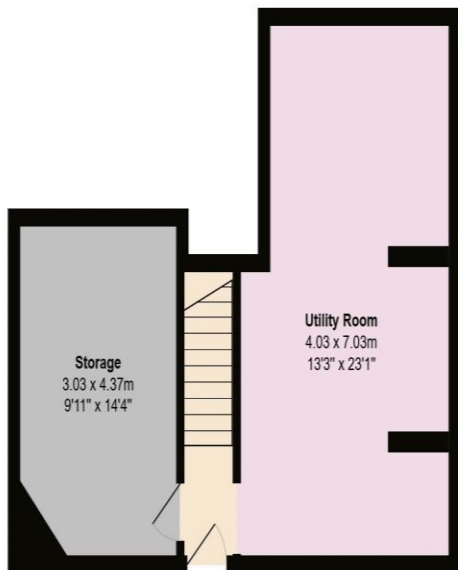
Local Authority : Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire. Tel: 0845 678 9000



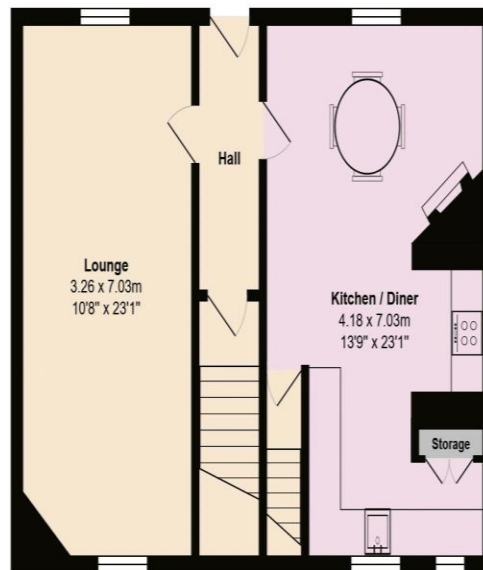




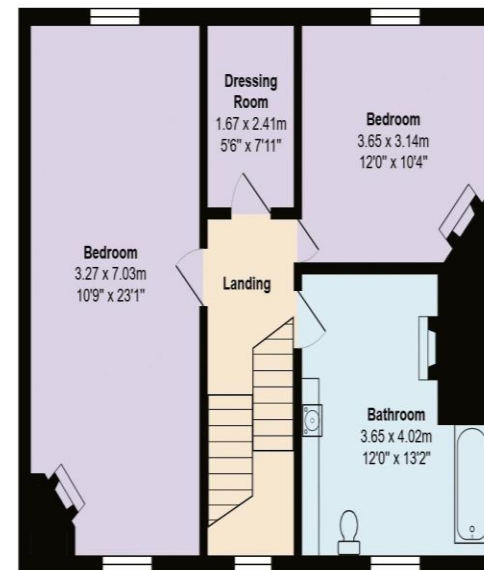
8, St Johns Hill, Ellesmere, SY12 0HA



Basement



Ground Floor



First Floor



Second Floor