

BOWEN

PROPERTY SINCE 1862



Asking Price £575,000

3 Bedrooms 3 Bathrooms

Broad Oaks, Elson Road, Ellesmere,
SY12 9EU

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General Remarks

Spacious three bedroom detached house with detached double garage standing in a generous plot extending to 0.48 of an acre (0.19ha) or thereabouts. The property is situated in a most sought after location within Ellesmere in what is widely recognised as the premier residential area of the town enjoying a rural feel and extensive views over the North Shropshire countryside.

Location: The North Shropshire lakeside town of Ellesmere has an excellent range of local retail shops as well as larger supermarket stores. Ellesmere is ideally situated for access to the larger towns of Oswestry, Wrexham, Shrewsbury as well as the City of Chester. The nearby A5 gives access links to the motorway network and the nearby village of Gobowen has a main line train station with direct links to Birmingham and Manchester to the north.

Accommodation

Covered Entrance Porch with partly glazed Entrance Door:

Entrance Hall: Parquet flooring. Coving to ceiling, radiator.



Lounge: 18' 4" x 13' 7" (5.60m x 4.13m) Parquet flooring, coving to ceiling. Bay window. Open fireplace housing coal effect gas fire set on a tile hearth with tile surround and mantel.

Shower Room: 9' 8" x 9' 2" (2.94m x 2.80m) Fully tiled walk-in shower, low flush w.c., wash hand basin with wall mirror above, two heated towel rails and extractor fan.

Dining Room: 13' 8" x 8' 9" (4.16m x 2.67m) Dual aspect windows, coving to ceiling, radiator. Open fireplace set on a tile hearth with brick style surround and tile mantel. Serving hatch to kitchen.

Kitchen: 13' 8" x 8' 11" (4.16m x 2.71m) Red quarry tile floor and spotlights to ceiling. Range of fitted wall cupboards and matching base units with granite style worktop surface above, breakfast bar area. 1.5 stainless steel sink unit, drainer & mixer tap, partly tiled walls. Space for cooker with cooker hood above, integrated refrigerator and 'Bosch' dishwasher. Radiator.

Inner Hall Area: Red quarry tile floor, spot lights. Radiator, wall shelves. Wall mounted 'Worcester' gas boiler.

Spacious Garden Room: (underfloor heating) 28' 11" x 13' 9" (8.81m x 4.19m) Wood effect flooring. Spotlights to ceiling. Two sky lights, french doors opening onto the rear garden.

Store Room:

Utility Room: 7' 10" x 7' 10" (2.40m x 2.38m) Red quarry tile floor, radiator, wall cupboard with matching base unit, worktop and upstand granite type, space for washing machine. Glazed door leading to outside.

Cloakroom: Tile effect floor and partly tiled walls. low flush w.c., wash hand basin, radiator.

Staircase to first floor and landing area: Radiator, store cupboard. Airing cupboard housing lagged cylinder and slatted shelving.

Bedroom One: 19' 7" x 13' 7" (5.97m x 4.13m) Dual aspect windows, coving to ceiling, two radiators. Built-in wardrobes.

Ensuite Shower Room: 7' 7" x 5' 5" (2.31m x 1.65m) Tile floor, spotlights to ceiling. Fully tiled corner shower cubicle with dual head mains fed shower, vanity sink unit with glass door wall cabinet above and tile splash above, low level flush wc, shaver point, heated towel rail.

Bedroom Two: 13' 8" x 11' 0" (4.16m x 3.35m) Dual aspect windows, radiator.

Bedroom Three: 13' 8" x 9' 2" (4.16m x 2.80m) Dual aspect windows, radiator.

Bathroom: 8' 1" x 5' 9" (2.46m x 1.75m) Panel bath with overhead mains fed shower, pedestal wash hand basin, partly tiled walls, radiator.

Separate W.C.: Low flush w.c., wash hand basin, radiator, partly tiled walls

Outside: 'Broad Oaks' is approached through double wrought iron gates onto a tarmac drive providing ample parking and turning space. The property stands in gardens and grounds extending to 0.48 of acre (0.19ha) or thereabouts with the gardens to the front split on three levels mainly laid to lawn surrounded by an abundance of mature trees, shrubs and flowering plants. O A Side wrought iron gate set in a brick arch leads to the private enclosed rear gardens which are a notable feature with good size lawn areas and a variety of established shrubs and plants. Large timber garden workshop/shed with concrete base. Outside lighting and tap. A pathway leads to a single gate allowing access to the remaining garden and orchard area providing privacy with open countryside beyond.

Detached Double Garage: 19' 5" x 18' 10" (5.92m x 5.75m) Electrically operated doors, power and light, overhead storage. Side personnel door.





EPC Rating 60|D Council Tax Band 'F'

Tenure: We are informed that the property is Freehold subject to Vacant Possession on Completion.

Services: We are informed that the property is connected to mains water, drainage, electricity and gas.

Room25name}: Viewings are strictly by appointment through the sole selling agent's. For further information or to book a viewing please contact the Ellesmere Office on 01691 622534.

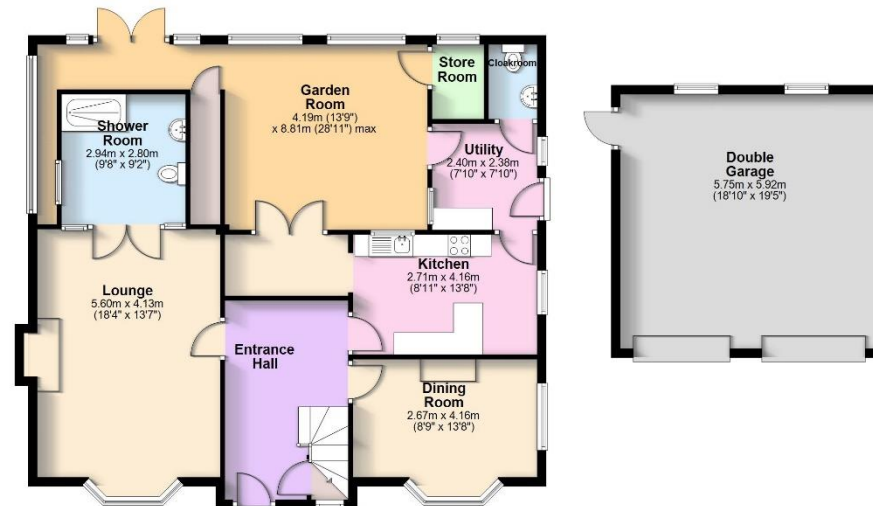
Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury SY2 6ND. Tel: 0345 6789000.

Directions: Proceed out of the town centre along Trimpley Street (B5068) for Dudleston Heath. After a short distance the property will be identified on the right handside by the agents for sale board.



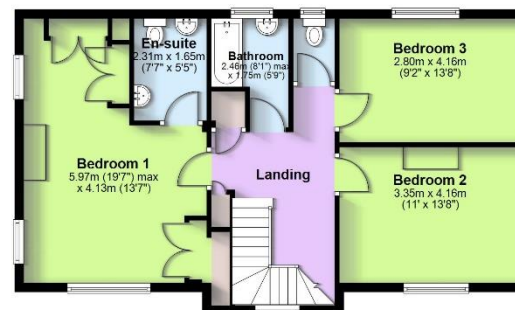
Ground Floor

Approx. 146.1 sq. metres (1572.8 sq. feet)



First Floor

Approx. 68.8 sq. metres (740.1 sq. feet)



Total area: approx. 214.9 sq. metres (2312.9 sq. feet)

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