

BOWEN

PROPERTY SINCE 1862



Offers in Excess of £539,995

🏠 5 Bedrooms 🛀 2 Bathrooms

6 Chapel Lane, Criftins,
Ellesmere, SY12 9LZ

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General Remarks

Bowen are delighted to be favoured with instructions to offer 6 Chapel Lane for sale by private treaty. Offering an excellent opportunity to acquire a five-bedroom detached family home providing flexible and spacious accommodation, together with feature landscaped gardens and a large double garage/workshop. Situated on the periphery of the small village of Criftins, the property enjoys views over the adjoining countryside.

Location: The property occupies an enviable, semi-rural located in the picturesque North Shropshire countryside on the fringes of Criftins approximately 2 miles from Ellesmere. The village of Criftins benefits from a Primary School, Parish Hall and small Post office. The nearby market towns of Ellesmere and Oswestry offer a wide range of local shops and recreational facilities. A more comprehensive range of services and amenities can be found in the nearby towns of Shrewsbury, Wrexham and the City of Chester. Criftins is within easy commuting distance of the A5 & A483 while the nearby train station at Gobowen offers direct rail links to Birmingham, Manchester & beyond.



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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.

Accommodation

Reception Hall: Dado rail, coving to ceiling, radiator.

Lounge: 21' 10" x 14' 8" (6.66m x 4.47m) Double windows, Gas fire with marble surround, dado rail, coving to ceiling, radiators.

Dining Room: 21' 0" x 11' 7" (6.39m x 3.54m) Double windows overlooking the rear gardens, dado rail, coving to ceiling, radiators.

Study: 11' 10" x 6' 11" (3.61m x 2.10m max) Fitted desk and storage, radiator, window overlooking the gardens.

Kitchen: 11' 9" x 11' 5" (3.59m x 3.47m) Range of fitted wall cupboards and base units with granite work surfaces over and undermounted sink with swan neck mixer tap. Integrated dishwasher and large larder fridge. Five ring, gas range style cooker with extractor hood over, tiled walls and floors, radiator.

Breakfast Room: 14' 10" x 7' 10" (4.53m x 2.38m) Dual aspect window and French doors leading to the front gardens, tiled floor, radiator.

Rear Entrance/Boot Room: 7' 10" x 5' 4" (2.38m x 1.62m) Tiled floor, coat hooks, spotlights door to garden.

Utility Room: 11' 5" x 6' 3" (3.47m x 1.91m)

Comprising a range of base units with work surfaces over incorporating a single drainer sink with mixer tap, space for a washing machine and tumble dryer. Larder unit, tiled floor, spotlights to ceiling, radiator.

Cloakroom: Tiled flooring, spotlights to ceiling. Low level w.c. and pedestal wash hand basin with tiled splashback, radiator.

Stairs to First Floor Landing: Gallery landing with study area, Velux rooflight, radiator. Airing cupboard, under eaves storage.

Bedroom 1: 11' 5" x 10' 9" (3.47m x 3.27m) Window with views over adjoining farmland, spotlights to ceiling, wall lights, radiator.

Dressing area: Range of fitted wardrobes.

En-suite: 6' 4" x 6' 2" (1.93m x 1.87m) Suite comprising shower cubicle with mains fed dual head shower, vanity wash hand basin, low level w.c., heated towel rail.

Bedroom 2: 15' 7" x 10' 6" (4.75m x 3.20m) Window overlooking open countryside, a range of fitted wardrobes and storage units, spotlights to ceiling, radiator.

Bedroom 3: 10' 11" x 10' 1" (3.34m x 3.08m) Fitted storage cupboards, spotlights to ceiling, radiator.

Bedroom 4: 11' 5" x 7' 11" (3.47m x 2.42m) Fitted double wardrobe, spotlights to ceiling, access to roof space, radiator.

Bedroom 5/Office: 11' 7" x 10' 10" (3.54m x 3.31m) Currently used as a home office with a range of fitted furniture, including desk and storage, Velux rooflight, radiator.

Bathroom: 7' 8" x 7' 4" (2.33m x 2.24m) Fully tiled suite comprising corner panelled bath, shower cubicle, vanity wash hand basin and low level w.c., spotlights to ceiling, heated towel rail.

Detached Double Garage: Double electric doors, pedestrian door to the side, power and lighting laid on, solar panels to the roof.



Outside: The property is approached over a tarmac driveway providing ample parking for several vehicles, leading to a large, paved patio alongside the property. The gardens are well landscaped and mainly laid to lawn to the front and side, together with well-maintained flower and shrub beds.

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

Council Tax Band 'D'

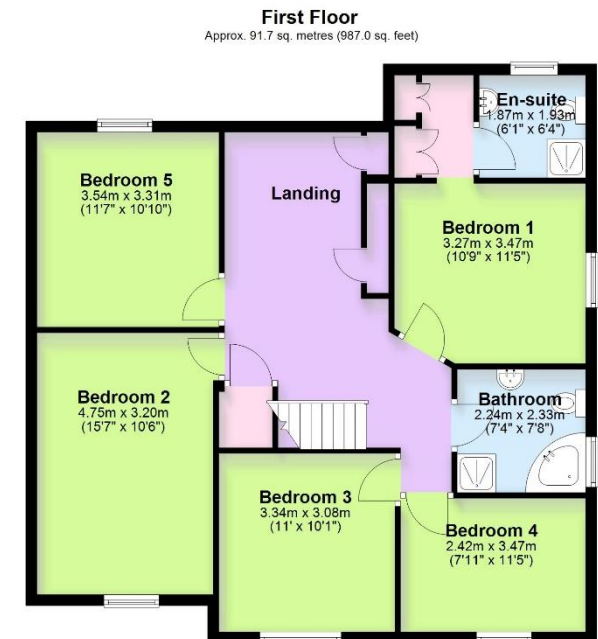
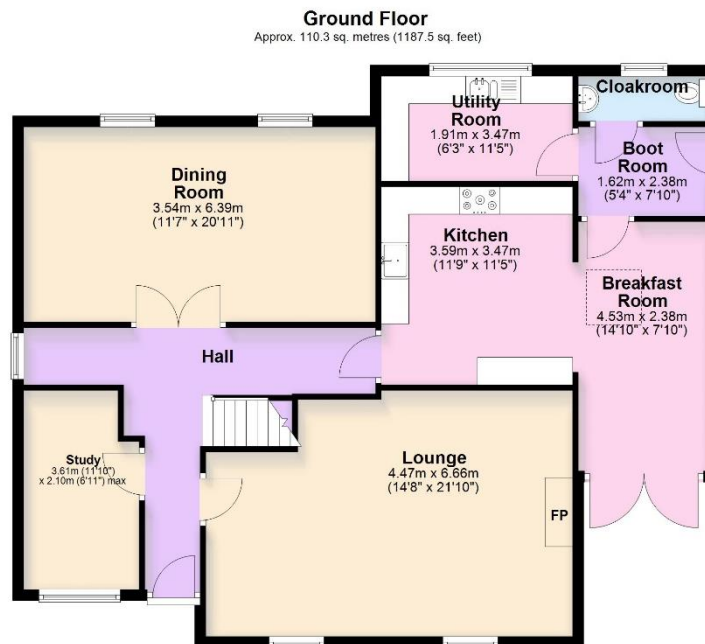
EPC Rating 83|B

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire. Tel: 0345 678 9000

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

Directions: From Ellesmere proceed along the B5068 and upon entering the village of Dudleston Heath turn left signposted 'Greenhill Bank', continue down the lane and the property is located on the right-hand side before the junction.

What3words: ///winks.mailboxes.blast



Total area: approx. 202.0 sq. metres (2174.5 sq. feet)