

BOWEN

PROPERTY SINCE 1862



Asking Price £225,000

2 Elm Court, Elson, Ellesmere SY12 9NE

🏠 3 Bedrooms

🚿 1 Bathroom

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General Remarks

The property is a well appointed semi-detached house with single garage situated in a popular residential area in the hamlet of Elson on the fringes of the market town of Ellesmere. The living accommodation briefly comprises: Lounge, Kitchen/Diner, Three Bedrooms and Family Bathroom. The property also benefits from ample off road parking and good size gardens to the front and rear.

Location: The property enjoys a corner plot position on this small development of 9 properties in the desirable hamlet of Elson on the fringe of the market town of Ellesmere. Ellesmere has a range of local amenities and recreational facilities together with excellent primary and secondary schools including the noted Ellesmere College. The Meres and Shropshire Union Canal offer many delightful walks and leisure pastimes within a short distance from the property. The larger towns of Oswestry, Wrexham and Shrewsbury as well as the City of Chester are all close at hand, while the motorway network beyond is easily accessible. Rail services are also available at nearby Gobowen providing direct links to Birmingham and Manchester as well as the other commercial centres.

Accommodation

Entrance Door:

Lounge: 15' 0" x 14' 7" (4.58m x 4.45m) Bay window, two radiators, understairs storage area.

Kitchen/Dining Area: 15' 0" x 11' 10" (4.58m x 3.61m)

Kitchen: Fitted wall cupboards and matching base units with worktop surface over, stainless steel sink unit & drainer, 'Indesit' built in electric oven with four ring gas hob above and extractor hood, partly tiled walls, breakfast bar area with cupboards below, space for fridge/freezer.

Dining Area: Tile effect vinyl flooring, radiator, double patio doors into patio area and rear garden

Cloakroom: 5' 3" x 3' 3" (1.61m x 0.98m) Vinyl tile effect flooring. Low level flush wc, corner wash hand basin with tile splash.

Staircase to First floor and Landing area: Access to roof space, radiator, laundry cupboard with slatted shelves, built in store cupboard with hanging rail and shelf.

Bedroom One: 11' 7" x 7' 11" (3.54m x 2.42m)
Radiator, sliding built in mirror door wardrobe to one wall with hanging rail and shelf.

Bedroom Two: 7' 11" x 9' 6" (2.42m x 2.90m) Built in sliding mirror door wardrobe to one wall with hanging rail and shelf, radiator.

Bedroom Three: 7' 9" x 6' 7" (2.36m x 2.00m)
Radiator.

Bathroom: 6' 7" x 6' 3" (2.00m x 1.90m) Pattern tile effect flooring. Panel bath with mains fed shower above and shower screen, low level flush wc, pedestal wash hand basin, heated towel rail, extractor fan, and shaver point.

Outside: Open plan front with lawn area and tarmac drive providing parking and access to the garage. Concrete slab pathway with side gate allowing access to the enclosed rear garden which is mainly laid to lawn with small stone area and patio area. Outside wall tap.

Single Garage: rear personnel door.



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

Council Tax Band 'B' EPC Rating 78|C:

Local Authority: Shropshire Council, the Shirehall, Abbey Foregate, Shrewsbury, Shropshire. Tel: 0345 6789000

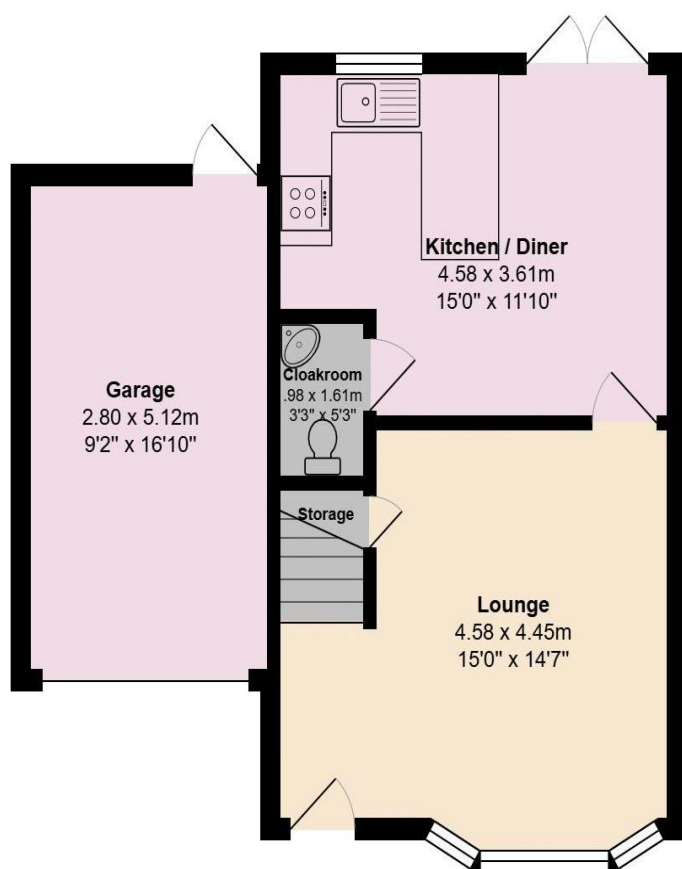
Services: We understand mains electricity, gas and water are connected. Private sewerage system for further details please contact the selling agent.

Directions: From the Agents offices in The Square proceed out of the town on the B5068 along Trimpley Street after approximately 1 mile the property will be identified by the agent's for sale board on the left handside.

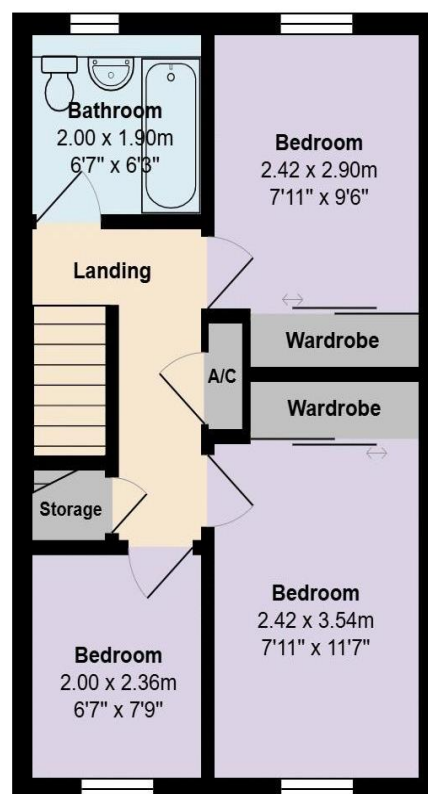
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Ground Floor



First Floor

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.

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