

BOWEN

PROPERTY SINCE 1862



Asking Price £725,000

4 Bedrooms

2 Bathrooms



0.44 acres (0.17 ha)

The Oaks, The Perthy, Ellesmere,

SY12 9HP

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General Remarks

An immaculate and individually designed four bedroom detached property standing in gardens and grounds of approximately 0.44 acres (0.17 ha) or thereabouts. Enjoying pleasant countryside views in the popular hamlet of Perthy 2.5 miles from the market town of Ellesmere. This impressive home offers spacious and contemporary living space together with home office and double garage. The property also benefits from air source heating with underfloor heating to the ground floor. EPC Rating 79|C Council Tax Band 'E'.

Location: The property is located in the popular rural hamlet of The Perthy which is situated some 2/3 miles from the popular market town of Ellesmere. Ellesmere offers a wide range of local individual shops as well as larger supermarkets and is well served with excellent primary and secondary schools as well as the renowned Ellesmere College, The larger towns of Oswestry, Wrexham and Shrewsbury and the City of Chester are all within easy commuting distance with nearby links onto the motorway network and beyond. There is a main line train station at nearby Gobowen which has direct services to Birmingham and Manchester with links to onward destinations.



Accommodation

Slate Room Covered Entrance Porch:

Partly Glazed Entrance Door :

Entrance Hall : Tile floor, part wood panel walls, spotlights to ceiling. Understairs storage.

Cloakroom: 8' 3" x 3' 6" (2.51m x 1.06m) Tile floor, spotlights to ceiling, part wood panels to walls. Wash hand basin, low level flush wc.

Lounge: 16' 8" x 10' 2" (5.09m x 3.11m) Dual aspect windows, spotlights to ceiling. Double sided log burner with open shelves to one side.

Spacious Open Plan Kitchen/Dining/Living Space with bi-folding doors onto rear: 26' 5" x 23' 9" (8.06m x 7.24m)

Dining Area: Tile floor, spotlights and triple pendant light fitting.

Kitchen: Tile floor and spotlights to ceiling. Range of fitted base units with worktop surface and upstands above, matching floor to ceiling larder cupboard together with integrated refrigerator/freezer. Double belfast sink with pull down mixer tap. 'Neff' Integrated appliances to include dishwasher, double oven, ceramic 5 ring hob with extractor hood over.

Living Room: Continuation of tile floor and spot lights to ceiling. Built-in window blinds to side windows and bi-folding doors opening onto patio area and rear garden.

Side Entrance/Boot Room: 10' 10" x 5' 3" (3.30m x 1.59m) Tile floor & part wood panels to wall. Built-in cloaks cupboard and store cupboard. Partly glazed door to outside.

Utility Room: 10' 10" x 5' 7" (3.30m x 1.71m)

Attractive tile floor, spotlights to ceiling, exposed brick wall. Fitted base units with worktop surface, sink unit and drainer with mixer tap, partly tiled walls, dual towel rail/radiator. Recess area washing machine and tumble dryer.

Staircase with glass balustrade to first floor and landing area: Part wood panel walls, spotlights to ceilings.

Bedroom One: 22' 9" x 16' 4" (6.93m x 4.97m)

French doors opening onto balcony. Radiator & spot lights to ceiling.

Oak frame Glass Balustrade Balcony:

Inner Dressing Area: Floor to wall wardrobes to one wall.

Fully Tiled Ensuite Shower Room: 9' 5" x 5' 7"

(2.86m x 1.71m) Spotlights & extractor to ceiling. Double walk-in dual head mains fed shower, vanity sink unit with mirror door sensor light cabinet above, low level flush wc, heated towel rail.

Bedroom Two: 13' 1" x 10' 4" (3.98m x 3.16m) Dual Aspect windows. Sliding mirror door built-in wardrobes to one wall, two radiators.

Shower Room: 11' 9" x 6' 2" (3.59m x 1.87m) Tile floor with matching partly tiled walls, spotlights to ceiling. Vanity sink unit with sensor touch screen wall mirror above. Low level flush w.c., Walk-in mains fed shower cubicle, extractor fan, heated towel rail.

Bedroom Three: 11' 9" x 10' 3" (3.59m x 3.13m) Radiator.

Bedroom Four: 9' 9" x 9' 5" (2.98m x 2.86m) Radiator.









Outside: The property is approached through a double wooden gate onto a gravel stone drive providing ample parking and turning space with access to the garaging. The gardens lie predominantly to the rear and are mainly laid to lawn with a sunken porcelain slab patio area providing ideal entertaining space. Steps onto the raised lawn area enclosed in part by an abundance of established shrubs, trees and flowering plants. Outside tap and outside lighting. The garden to the rear also enjoys views over open countryside. Gate to enclosed area with timber store shed.

Timber Clad Home Office with Adjoining Workshop/Garaging: 12' 3" x 9' 7" (3.74m x 2.93m)
Wood effect flooring and dual aspect windows.

Double Garage: 20' 5" x 18' 7" (6.22m x 5.67m)
Power and light together with overhead storage accessed via a ladder.

Outbuilding Storage Area: 19' 11" x 5' 10" (6.07m x 1.79m)

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

Services: Mains electricity and water are understood to be connected. Air Source Heat Pump and private drainage.

Council Tax Band 'E' EPC Rating 79|C:

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury SY2 6ND. Tel: 0345 678 9000.

Directions: From Ellesmere proceed out of the town along the A495 sign posted Oswestry, on approaching 'The Brow' take the second turning left on the right signed posted 'Perthy', after a short distance The Oaks will be identified on the right by the agents For Sale board.

What3Words///salon.built.brief:



