

BOWEN

PROPERTY SINCE 1862



Asking Price £299,995

3 Bedrooms 1 Bathroom

Bay Tree Bungalow, Breaden Heath,
Whitchurch, SY13 2LF

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General Remarks

A rare opportunity to purchase an attractive detached bungalow occupying an impressive rural location surrounded by open countryside, set in 0.39 of an acre (0.15 ha) or thereabouts of well-established gardens and grounds situated in the picturesque, scattered hamlet of Breaden Heath. The property offers potential for further improvement and modernisation to a purchaser's desire.

Location: Breaden Heath is a short distance from the popular village of Welshampton and close to the market town of Ellesmere in the heart of what is known as 'Shropshire's Lake District, Ellesmere itself is a thriving market town with a comprehensive range of shops and amenities and idyllic surroundings for recreational use. Within easy reach of Whitchurch and Wem which also offer a large range of amenities and recreational facilities. Ideally situated for access to the larger centres of Wrexham, Chester, Oswestry and Shrewsbury as well as the motorway network beyond. The area is well served for excellent state and public schools, including Welshampton C of E primary school. Rail links are available at the nearby villages of Wem, Gobowen and the town of Whitchurch.

Enclosed entrance porch with tile floor and exterior wall light:

Partly colour stained glass entrance door with glazed side panels:

Spacious Entrance Hall: Picture rail, radiator.

Lounge: 13' 7" x 11' 3" (4.14m x 3.44m) Dual aspect windows. Coving to ceiling. Coal effect electric fire set on raised slate hearth with brick surround and wooden mantel, ceiling rose with centre ceiling light and matching wall lights, radiator. This room enjoys pleasant views over open countryside.

Open Plan Kitchen/Dining/Sitting Room:

Dining/Sitting Room: 11' 6" x 8' 11" (3.51m x 2.73m) Coving to ceiling, radiator. Feature marble type surround and mantel.

Kitchen: 10' 6" x 8' 11" (3.20m x 2.73m) Range of fitted wall cabinets and matching base unit with worktop surface above, 1.5 stainless steel sink unit and drainer. Built-in electric oven with 4 ring halogen hob and extractor hood above, integrated refrigerator. Partly tiled walls.

Utility: 9' 9" x 6' 11" (2.98m x 2.11m) Quarry tile floor. Range of fitted base units with worktop surface and partly tiled walls. Floor to ceiling store cupboard. Stainless steel sink unit and drainer, space for washing machine, radiator. Half glazed door to outside.

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.



Bedroom One: 13' 6" x 10' 11" (4.11m x 3.33m)
Radiator. This room enjoys pleasant views over open countryside.

Bedroom Two: 11' 11" x 8' 10" (3.62m x 2.69m)
Radiator, coving to ceiling.

Bedroom Three/Study: 8' 2" x 5' 6" (2.49m x 1.68m)
Radiator.

Bathroom: 8' 2" x 8' 0" (2.49m x 2.43m) Wooden floor. Panel bath, pedestal wash hand basin, low level flush wc, fully tiled shower cubicle with 'Triton T80si' electric shower, partly tiled walls, radiator and picture rail. Airing cupboard with hot water cylinder and immersion heater.

Outside: The property is approached through double wrought iron gates onto a concrete drive providing ample parking and turning space. Standing in gardens and grounds extending to 0.39 of an acre (0.15 ha) or thereabouts. The property is surrounded by attractive landscaped gardens with an array of mature well-established shrubs and plants. Flowering borders and beds with several tree species. Extensive lawns with various seating areas and timber summer house. Useful timber shed/workshop.

Detached Double Garage: 18' 4" x 18' 1" (5.59m x 5.51m) Concrete base, power and light. Side personnel door.

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

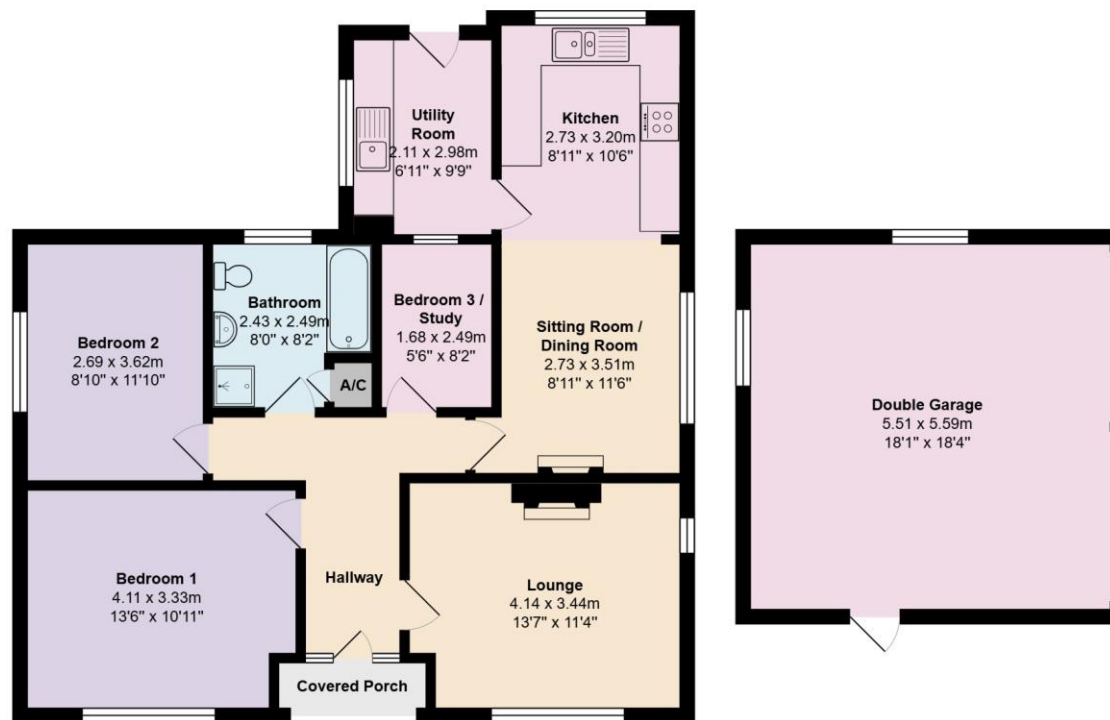
Services: Mains electricity and water are understood to be connected. Private drainage.

Council Tax Band 'D' EPC Rating 37|F:

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

What3Words//rods.deny.seabirds:

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Total Area: 87.4 m² ... 941 ft² (excluding double garage)

All measurements are approximate and for display purposes only

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