



Asking Price £189,995

12 Wisteria Way, Ellesmere, SY12 9FF

---

 2 Bedrooms

 1 Bathroom

# 12 Wisteria Way, Ellesmere, SY12 9FF



## General Remarks

Modern two-bedroom semi-detached house with enclosed rear garden, off road parking. Full Planning Permission for single storey extension.

**Location:** The property enjoys a convenient location within walking distance of Ellesmere town centre which hosts a range of local shops, a larger supermarket, post office, banks and medical practice. The area also boasts excellent primary and secondary schools along with the renowned Ellesmere College. The local Meres and Shropshire Union canal also provide a wide variety of recreational facilities. Ellesmere is well located for the nearby towns of Oswestry and Shrewsbury as well as the cities of Wrexham and Chester. There is a main line train station situated at the nearby village of Gobowen some 6 miles away which provides links to Birmingham and Chester and beyond.

## Accommodation

### Entrance Door:

**Entrance Hall:** With LVT wood effect flooring, radiator, boiler cupboard housing gas combi boiler, cloaks rack.

**Cloakroom:** LVT wood effect flooring, corner wash hand basin with tile splashback, low level flush WC, radiator and extractor fan.

**Kitchen:** 10' 0" x 6' 6" (3.05m x 1.99m) LVT wood effect flooring. Range of fitted wall cupboards and matching base units with worktop surface and upstands above, 1.5 bowl stainless steel sink and drainer with mixer tap. Integrated refrigerator/freezer, built-in Beko electric fan assisted oven and four ring gas hob, stainless steel splashback and cooker hood above. Spaces for washing machine and dishwasher.

**Lounge:** 14' 3" x 13' 6" (4.35m x 4.12m) Two radiators and French door openings onto the rear garden.

**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 expressively 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.

**Spindle staircase to first floor and landing area:**

Radiator, access to roof space.

**Bedroom 1:** 11' 5" x 10' 0" (3.48m x 3.06m) Sliding mirror door wardrobes to one wall, built-in store cupboard and radiator.

**Bedroom 2:** 12' 10" x 6' 9" (3.91m x 2.07m) Radiator.

**Bathroom:** 6' 5" x 6' 3" (1.95m x 1.90m) Spotlights to ceiling. Matching suite comprising panel bath with mains fed shower above and shower screen, pedestal wash hand basin with tile splashback, low level flush WC. Heated towel rail, partly tiled walls.

**Outside:** The property is approached over a tarmacadam drive providing ample parking. Gravel area and patio slab pathway leading to the front entrance door. External wall tap. A timber gate at the side leads to the enclosed rear garden which is mainly laid to lawn with shale/stone border and a patio area spans the width of the property.

**EPC Rating 83|B Council Tax Band 'B':**

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

**Tenure:** We are informed that the property is freehold subject to vacant possession upon completion.

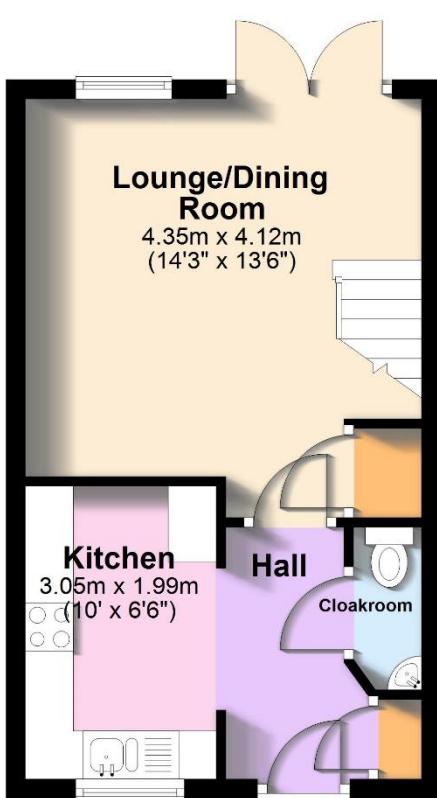
**Services:** We are informed that mains electricity, gas, water and drainage are connected.

**Directions:** From Ellesmere proceed out of the town along the B5068 sign posted Dudley Heath/St Martins. After passing the primary school on the left take the second turning left into Bramble Ridge after a short distance take the second left into Wisteria Drive no:12 will be identified on the right handside by the agents for sale board

**Planning Permission:** Full Planning Permission granted 5th April 2022. Reference 22/00571/FUL PP-11020575.

**Ground Floor**

Approx. 29.2 sq. metres (314.0 sq. feet)

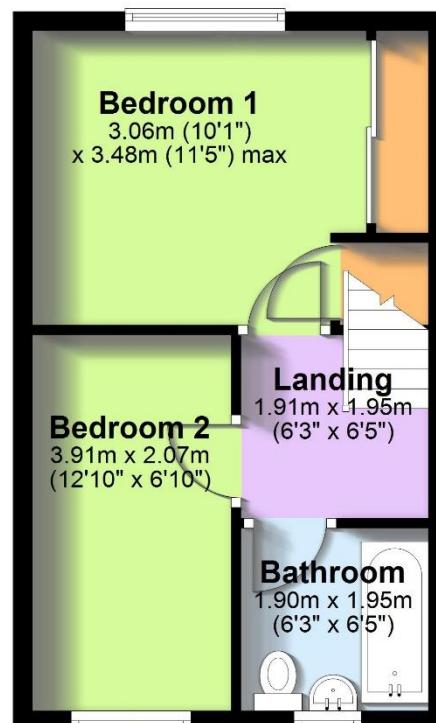


Total area: approx. 58.3 sq. metres (628.0 sq. feet)

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

**First Floor**

Approx. 29.2 sq. metres (314.0 sq. feet)





A property business  
steeped in heritage  
with a forward  
thinking outlook.

[bowen.uk.com](http://bowen.uk.com)

**BOWEN**  
PROPERTY SINCE 1862