

BOWEN

PROPERTY SINCE 1862



£460,000

3/4 Bedrooms 2 Bathrooms

Orchard View, Welshampton, Ellesmere,
SY12 0PH

Orchard View, Welshampton, Ellesmere, SY12 0PH

General Remarks

Orchard View is an immaculately presented home which has been attentively designed for today's modern lifestyle. The property is finished to an exceptional standard of specification constructed in 2019. High energy efficiency with a heat recovery unit and solar water heater panels. LPG underground gas tank and chemical treatment plant. The agents highly recommend an early viewing to fully appreciate this exclusive property.

Location: Situated within the popular village of Welshampton close to the market towns of Ellesmere, Whitchurch and Wem which offer a large range of amenities and recreational facilities. It is also 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 Whitchurch, Wem, Gobowen with direct services to Wrexham, Chester, Shrewsbury and Birmingham.



Accommodation

Glass over door canopy porch:

Partly Glazed Entrance Door:

Entrance Hall Area: Hardwood flooring, radiator.

Shower Room: 9' 9" x 7'7" (2.97m x 2.3m) Tile floor and half tiled walls. Fully tiled corner shower cubicle, wash hand basin with LED wall mounted wall mirror, low flush w.c., shaver point, heated towel rail, extractor fan and spotlighting to ceiling.

Utility/Boiler Room: 12' 4" x 6' 0" (3.77m x 1.83m) Tile floor. Spaces for washing machine and tumble drier. Zehnder ComfoAir Q heat recovery unit. Wall mounted Valliant gas boiler.

Open Plan Living/Dining/Kitchen: 36' 0" x 25' 4" (10.98m x 7.71m)

Living Area: Hardwood flooring, 'Conturo' Scandinavian wood burning stove, dual aspect windows, radiator. Door opening onto garden.

Dining Area: Hardwood floor, radiator. Large window with side door onto garden.

Kitchen: Tile flooring. Comprehensive range of matching and drawers with solid work surfaces above and having integrated dishwasher. 'Bosch' eye-level double electric fan assisted oven, 'Bosch' induction hob with glass splashback and extractor hood above. Sink unit and drainer with mixer tap, radiator.

Walk-in Pantry: Tile floor, wall shelves and light.

Study/Bedroom Four: 15' 6" x 9' 11" (4.73m x 3.01m) Radiator.

Open staircase onto landing area and galleried landing: Two sky lights, access to roof space. Two radiators.

Bedroom One: 13' 11" x 12' 5" (4.25m x 3.78m) Dual aspect windows, radiator.

Dressing Area: 10' 1" x 6' 0" (3.08m x 1.82m)

Bedroom Two: 12' 4" x 10' 1" (3.76m x 3.08m) Dual aspect windows, radiator.

Dressing Area: 10' 1" x 5' 10" (3.08m x 1.78m)

Bedroom Three: 12' 4" x 11' 2" (3.76m x 3.41m) Radiator.

Dressing Area: 8' 7" x 3' 6" (2.61m x 1.07m)

Bathroom: 12' 5" x 11' 11" (3.78m x 3.63m) Tiled floor and partly tiled walls. Suite comprising tile panel bath with shower attachment, low flush w.c, wash hand basin with LED wall mirror above, shaver point, heated towel rail. Fully tiled corner shower cubicle.

Outside: 'Orchard View' enjoys a pleasant situation slightly elevated and approached off a stone drive. The property is enclosed by timber fencing with access via both single and double entrance gates. The front and side of the property has lawned areas with a variety of trees with some fruit trees to include apricot. A stone path from the single pedestrian gate wraps around the house and allow access to the side and rear garden. Greenhouse, timber garden shed outside wall tap. The rear garden enjoys a raised decking area and gazebo with astro turf to the fore for ease of maintenance. Beyond are wooden framed vegetable beds. Parking area to the side.

Garage/Workshop: Concrete base power and light. Independent consumer unit.

Council Tax Band 'F' EPC Rating 88|B:

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

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury SY2 6ND. Tel: 0345 6789000.

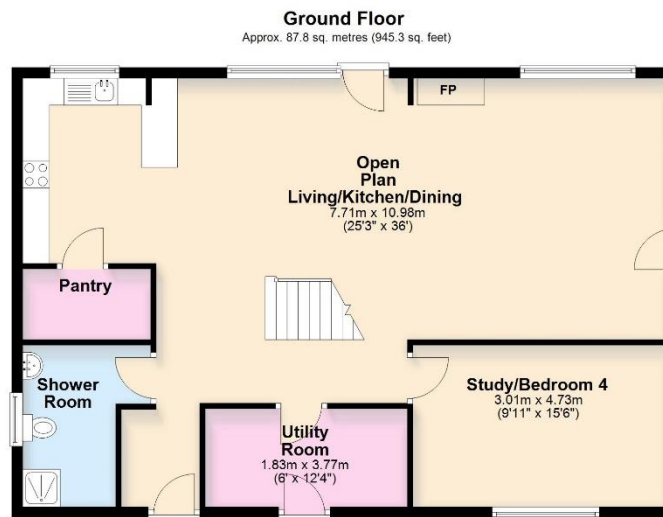


Directions: From Ellesmere head south out of the town A528 towards Shrewsbury. Proceed past the Mere taking the first A495 left signposted for Whitchurch. Continue for around 2 miles until entering the village of Welshampton. After passing the Sun Inn continue for a short distance and Orchard View will be identified on the right handside by the agents For Sale board.

What3Words: What3Words///weds.shoving.quilting



Viewing and Further Information: Viewings are strictly by appointment through the sole selling agent's Ellesmere office.



Total area: approx. 179.1 sq. metres (1927.6 sq. feet)