



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

17 Elderberry Close, Ellesmere, SY12 9FD

**Offers In The Region
Of £269,500**

To view this property please call us on **01743 236 800** Ref: C7632/WM/lrd

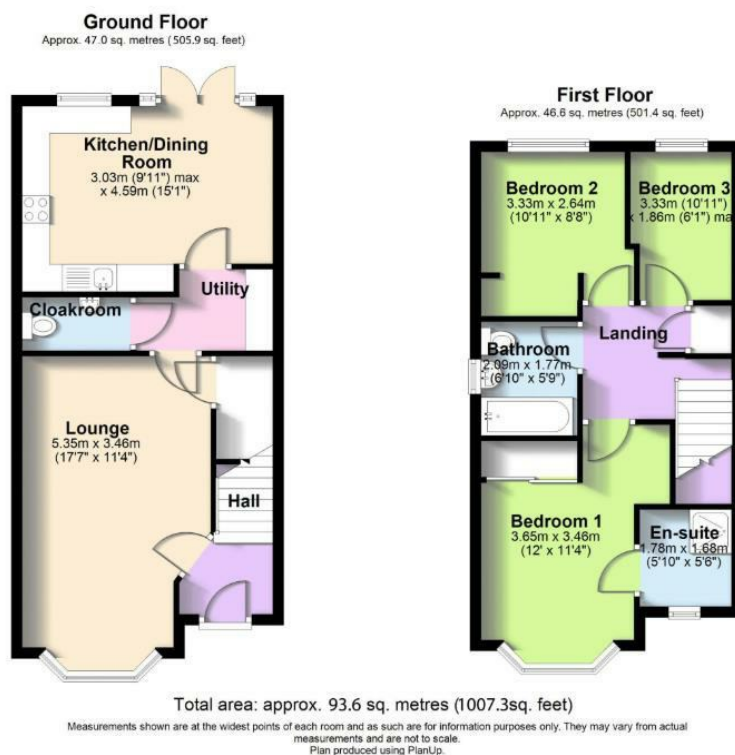
An immaculately presented, spacious three bedroom semi-detached house.

A spacious, well presented three bedroom semi-detached home, briefly comprising: entrance hall, cloakroom, lounge, kitchen/dining room, utility room, three bedrooms (main with en-suite shower room) and family bathroom. Driveway to the front providing ample parking and enclosed rear garden with patio. The property includes the remainder of the 10 year warranty.

The property occupies a quiet cul-de-sac position, with countryside views to the front, in this popular newly built residential development in Ellesmere. Ellesmere is a thriving market town with a range of shops and amenities including excellent primary and secondary schools and the renowned Ellesmere College. Easily accessible to the larger towns of Oswestry, Wrexham, and Shrewsbury, with good road links from the A5 to the motorway network. The nearby village of Gobowen has a main line train station. with direct links to Birmingham and beyond.



FLOOR PLANS



INSIDE THE PROPERTY

ENTRANCE HALL

Covered canopy porch
Partly glazed entrance door
Wood effect flooring

CLOAKROOM

Pedestal wash hand basin
Low flush WC

LOUNGE

17'6" x 11'4" (5.35 x 3.46)
Bay window to the front
Wood effect flooring

KITCHEN/DINING ROOM

9'10"x 15'0" (3.003x 4.59)
A range of matching wall and base units and integrated appliances.
French doors opening onto and leading out to the rear garden.

UTILITY ROOM

Work tops with space and plumbing for washing machine and tumble dryer.

From the entrance hall, STAIRCASE rises to FIRST FLOOR LANDING with storage cupboard and access to roof space.

BEDROOM 1

11'11" x 11'4" (3.65 x 3.46)
Window to the front
Built-in wardrobes with sliding mirror doors



EN-SUITE SHOWER ROOM

Enclosed shower cubicle
Pedestal wash hand basin
Low flush WC
Heated towel rail
Partly tiled walls

BEDROOM 2

10'11" x 8'7" (3.33 x 2.64)

BEDROOM 3

10'11 x 6'1 (3.33m x 1.85m)

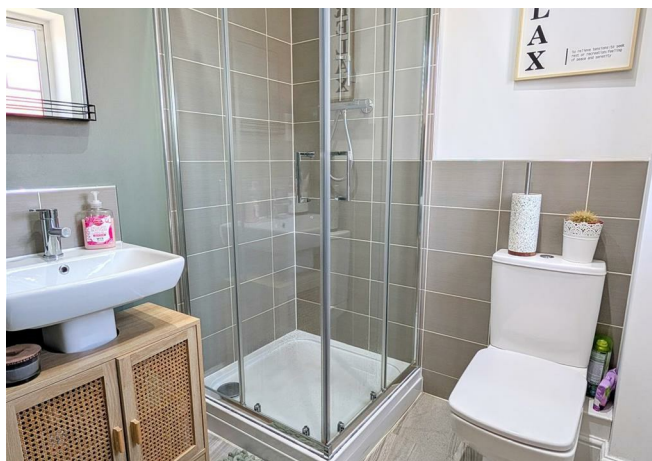
FAMILY BATHROOM

6'10" x 5'9" (2.09m x 1.77m)
Matching white suite:
Panelled bath with shower over
Pedestal wash hand basin with cupboard under
Low flush WC

OUTSIDE THE PROPERTY

To the front, the property is approached over a concrete pathway serving the formal reception area, with a small area laid to lawn and a Tarmacadam drive to the side providing ample parking.

To the side, a timber gate provides access to the enclosed rear garden which is mainly laid to lawn with a small paved patio area.



HOW TO FIND THIS PROPERTY

From Ellesmere, proceed out of the town along the B5068, passing the primary school on the left. After a short distance, turn left into Elson Park. Continue along Cherry Drive, taking the fifth turning right into Almond Drive. Proceed along Almond Drive before turning left into Elderberry Close where the property will be found in the cul-de-sac on the left hand side.



HOW ENERGY EFFICIENT IS THIS PROPERTY?

SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

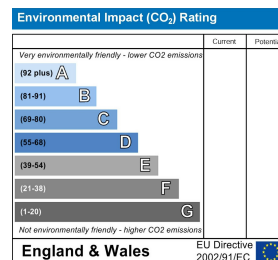
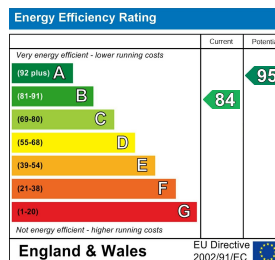
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND
Tel: 0345 678 9000

Council Tax Band: C

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.



IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

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Residential Sales & Lettings
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Shrewsbury SY1 1QJ
Tel: 01743 236800

South Shropshire Sales Office
4 The Square,
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