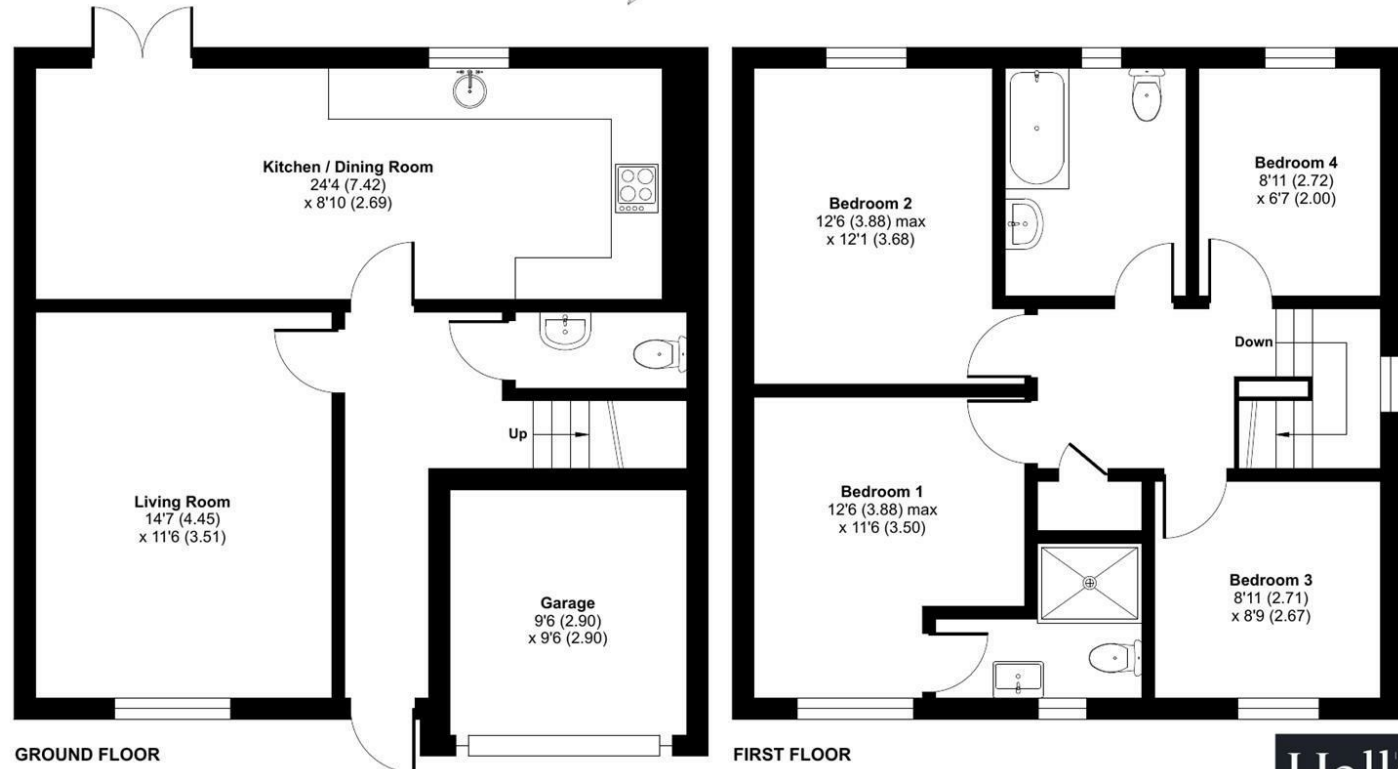


FOR SALE

30 Tetchill Brook Road, Ellesmere, Shropshire, SY12 0FJ



Approximate Area = 1113 sq ft / 103.4 sq m
Garage = 87 sq ft / 8 sq m
Total = 1200 sq ft / 111.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nXchem 2025. Produced for Halls. REF: 1266375



FOR SALE

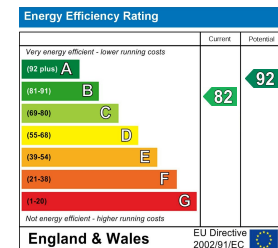
Offers in the region of £299,999

30 Tetchill Brook Road, Ellesmere, Shropshire, SY12 0FJ

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



England & Wales EU Directive 2002/91/EC

A very well presented modern four-bedroom detached family home boasting generous driveway parking, integral garage, and much improved gardens, conveniently situated with open views to the fore within a well-regarded development on the perimeter of Ellesmere.



01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

Oswestry (8 miles), Wrexham (12 miles), Whitchurch (13 miles), Shrewsbury (17 miles)

All distances approximate.



1 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Modern Family Home
- Master with En-Suite
- Well Presented
- Driveway and Garage
- Attractive Gardens
- Popular and Convenient Location

SITUATION

30 Tetchill Brook Road is situated within a well-regarded modern development not far from the centre of the lakeland town of Ellesmere, which boasts a range of day to day amenities, including Schools, Supermarket, Public Houses, Medical Facilities, Restaurants, and a range of independent Shops. whilst remaining within a easy reach of the larger market towns of Oswestry and Whitchurch, both of which offer a more comprehensive range of amenities. The county centre of Shrewsbury lies around 19 miles to the south and provides further recreational, educational, and cultural attractions.

W3W

///exit.staining.fanfare

DIRECTIONS

From our Ellesmere office, head north along Cross Street until reaching a small roundabout, here take the first exit onto Willow street, proceeding until a further mini-roundabout, where the second exit is required, leads on to Scotland Street. At the traffic lights, turn left, passing Tesco on your left and, shortly before the culmination of the road, turn right onto Tetchill Brook Road, where the property is situated on the right, identified by a Halls "For Sale" board.

SCHOOLING

Within a comfortable proximity are a number of well-regarded state and private schools including Ellesmere Primary School, Ellesmere College, Lakelands Academy, The Maelor School, The Madras School, Shrewsbury School, Shrewsbury High School, The Priory, Prestfelde Prep., Packwood Haugh, Adcote School for Girls, and Morton Hall.

DESCRIPTION

Halls are delighted with instructions to offer 30 Tetchill Brook Road for sale by private treaty.

30 Tetchill Brook Road is a detached four-bedroom modern family home which has been thoughtfully designed and carefully maintained by the current vendors to now provide around 1,200 sq ft of stylishly presented living accommodation situated over two floors, these comprising, on the ground floor, a Entrance Hall, Living Room, Cloakroom, and open-plan Kitchen/Dining Room, together with four first floor Bedrooms (the Master benefitting from an En-Suite), and a family Bathroom.

The property is complemented by front and rear gardens, the former of these featuring an extended driveway, flanked to one side by a floral bed, which provides ample space for a number of vehicles and leads on to the integral garage, with, to the rear, attractively landscaped gardens which have been subject to vast improvements by the current vendors, and now offered tiered levels encompassing lawns, seating areas, and further floral beds.

THE PROPERTY

The property provides principal access via a covered external porch into an Entrance Hall, from where carpeted stairs rise to the first floor with a recessed cloakroom beneath, and from where doors lead, respectively, into a welcoming Living Room with views to the front, and into an open-plan Kitchen/Dining Room which features a modern fitted kitchen, double-opening patio doors directly onto the gardens, and ample space for a seating/dining area.

Stairs rise to a first floor landing with recessed storage cupboard, and from where doors provide access into the four well-proportioned Bedrooms, with the Master Bedroom enjoying an adjoining En-Suite Shower Room. Completing the first floor accommodation is a family Bathroom which contains an attractive white suite.

OUTSIDE

The property is approached onto a generous extended part paved/part tarmac driveway, flanked to one side by a floral bed, which provides ample space for the parking of a number of vehicles and leads ton to an integral Garage (approx. 5m x 2.5) with metal up-and-over front access door and with power and light laid on. The property also benefits from an electric vehicle charging point.

A full-height timber gate leads around the side of the property to attractive rear gardens which taper away from the property and which have been extensively landscaped by the current vendors to now offer a wonderful external complement to the home, whilst presently featuring a substantial paved patio area ideal for outdoor dining and entertaining, this rising to an area of shaped lawn bordered by floral beds set within timber sleepers, which rises again on to a further seating area.

THE ACCOMMODATION COMPRISES

- Ground Floor -
- Entrance Hall
- Living Room: 4.45m x 3.51m
- Cloakroom
- Kitchen/Dining Room: 7.42m x 2.69m

- First Floor -

- Bedroom One: 3.88m x 3.5m
- En-Suite Shower Room
- Bedroom Two: 3.88m x 3.68m
- Bedroom Three: 2.71m x 2.67m
- Bedroom Four: 2.72m x 2m
- Family Bathroom

SERVICES

We are advised that the property benefits from mains water, electric, gas, and drainage.

TENURE & POSSESSION

The property is said to be of freehold tenure and vacant possession will be granted upon completion.

COUNCIL TAX

The property is shown as being within council tax band D on the local authority register.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.