

# BOWEN

PROPERTY SINCE 1862



Asking Price £229,995

9 Aspen Place, Ellesmere SY12 9FE

🏠 3 Bedrooms

🚿 1 Bathroom

## 9 Aspen Place, Ellesmere, SY12 9FE



### General Remarks

Modern three-bedroom semi-detached house with enclosed rear garden and off-road parking. Convenient location within this popular market town.

**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, 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

**Canopy Entrance Cover & Partly Glazed Entrance Door:**

**Entrance Hall:** Wood effect flooring, radiator and thermostat heating control switch.

**Cloakroom:** Pattern tile effect flooring. Low level flush wc, corner wash hand basin with tile splash, radiator and extractor fan.

**Kitchen:** 9' 6" x 7' 10" (2.90m x 2.40m) Wood effect flooring, spot lighting to ceiling. Range of fitted wall cupboards with downlights, matching base units with worktop surface and upstands above. Built-in cupboard to house refrigerator/freezer, built-in electric fan assisted oven with 4 ring gas hob, stainless steel splash and extractor hood. 1.5 stainless steel sink unit & drainer with mixer tap, spaces for dishwasher and washing machine. Radiator. Wall mounted 'Worcester' gas boiler.



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.

**Lounge/Dining Room:** 15' 5" x 14' 9" (4.70m x 4.50m) Wood effect flooring, two radiators, under stairs storage cupboard, double french doors opening onto patio area and rear garden.

**Spindle Staircase to first floor and landing area:**  
Two storage cupboards.

**Bedroom One:** 8' 10" x 8' 10" (2.70m x 2.70m) Built-in sliding mirror door wardrobe to one wall, radiator, thermostat heating control switch.

**Bedroom Two:** 12' 2" x 8' 2" (3.70m x 2.50m)  
Radiator.

**Bedroom Three:** 6' 11" x 6' 11" (2.11m x 2.10m)  
Radiator.

**Bathroom:** 6' 3" x 6' 3" (1.90m x 1.90m) Pattern tile effect flooring. Matching suite comprising panel bath with mains fed shower and shower screen above, partly tiled walls, pedestal wash hand basin, low flush w.c., heated towel rail.

**Outside:** The property is approached over a tarmac drive providing parking with a small lawn area with concrete slab path to the entrance door, external wall tap. Side timber gate provides access to the enclosed rear garden which is mainly laid to lawn with a patio area.

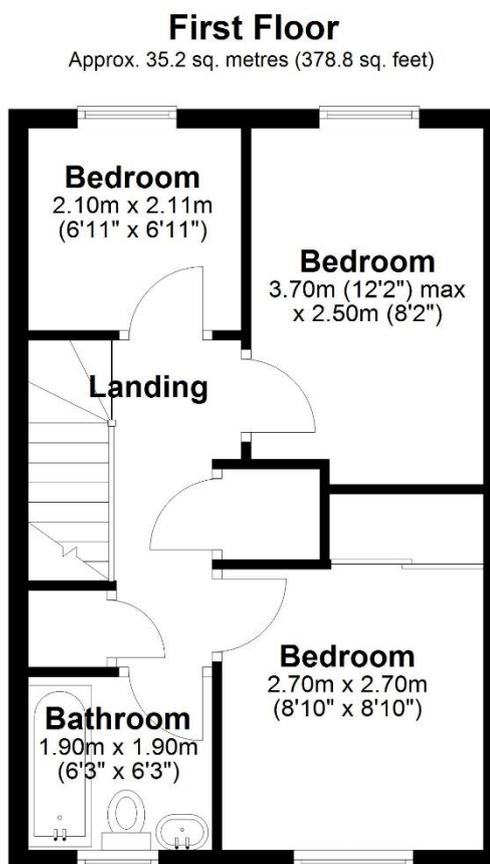
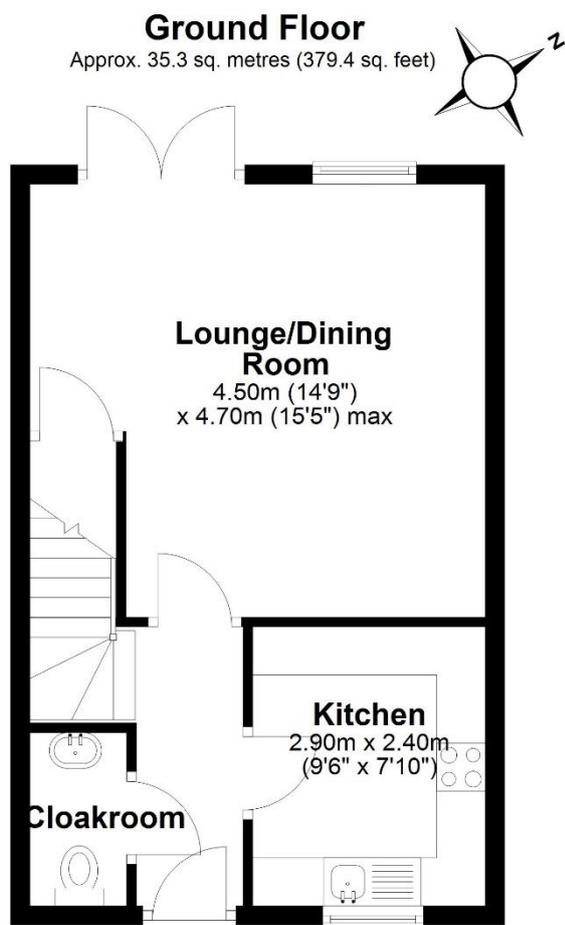
**EPC Rating 83|B Council Tax Band 'C':**

**Local Authority:** Shropshire Council, Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ 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 Dudleston Heath/St Martins. After passing the primary school on the left take the second Aspen Place after a short distance turn left and no:9 will be identified on the left handside by the agents for sale board



Total area: approx. 70.4 sq. metres (758.2 sq. feet)



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

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

**BOWEN**

PROPERTY SINCE 1862