

# BOWEN

PROPERTY SINCE 1862



Asking Price £245,000

1 Elm Court, Elson, Ellesmere SY12 9NE

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🏠 3 Bedrooms

🚿 1 Bathroom

## 1 Elm Court, Elson, Ellesmere, SY12 9NE



### General Remarks

A well-appointed three-bedroom semi-detached house occupying a good size plot with off road parking and enclosed rear garden. Small development of nine properties situated in a popular residential area in the hamlet of Elson on the fringes of the market town of Ellesmere.

**Location:** Located in the desirable hamlet of Elson on the fringe of the market town of Ellesmere. Ellesmere has a range of local amenities and recreational facilities together with excellent primary and secondary schools including the noted Ellesmere College. The Meres and Shropshire Union Canal offer many delightful walks and leisure pastimes within a short distance from the property. The larger towns of Oswestry, Wrexham and Shrewsbury as well as the City of Chester are all close at hand, while the motorway network beyond is easily accessible. Rail services are also available at nearby Gobowen providing direct links to Birmingham and Manchester as well as the other commercial centres.



### Accommodation

**Covered Entrance Porch and partly glazed Entrance Door:**

**Lounge:** 15' 2" x 15' 0" (4.63m x 4.58m) LVT wood effect flooring, bay window, two radiators.

**Breakfast Kitchen:** 15' 0" x 11' 9" (4.58m x 3.59m) Tile effect flooring and shaker wood panelling to one wall. Range of fitted wall cupboards and matching base units with worktop surface above. Stainless steel sink unit & drainer with mixer tap, integrated appliances to include dishwasher and refrigerator. Built-in electric oven with 4 ring gas hob and extractor hood above. Partly tiled walls, radiator. Double french doors leading to outside.

**Cloakroom:** 5' 2" x 2' 10" (1.57m x 0.87m) Wash hand basin with tile splash, low flush w.c.,



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.

**Sitting Room/Snug:** 11' 4" x 8' 9" (3.46m x 2.66m)  
LTV wood effect flooring. Spotlights to ceiling and radiator.

**Utility Room:** 9' 3" x 4' 7" (2.82m x 1.40m) LVT wood effect flooring and spotlights to ceiling. Fitted double wall cupboard, worktop surface with space below for washing machine and dryer. Space for refrigerator/freezer. Wall mounted gas boiler. Half glazed door to outside.

**Stairs to First Floor Landing Area:** Airing cupboard with shelving and hanging rail. Radiator. Access to partly boarded roof space via loft ladder.

**Bedroom One:** 11' 7" x 8' 2" (3.53m x 2.48m) Built-in sliding mirror-door wardrobes with shelves and hanging rail. Radiator.

**Bedroom Two:** 9' 7" x 8' 2" (2.91m x 2.48m) Sliding mirror door wardrobe with shelf and hanging rail. Radiator.

**Bedroom Three:** 7' 8" x 6' 4" (2.34m x 1.94m)  
Radiator.

**Bathroom:** 6' 4" x 6' 3" (1.94m x 1.91m) Matching suite comprising: panel bath with mains fed shower and shower screen above, pedestal wash hand basin, low level flush wc, heated towel rail and shaver point. Partly tiled walls.

**Outside:** The property enjoys a good size corner plot and is approached over a tarmac driveway providing ample parking. The garden to the front is mainly laid to lawn. A concrete slab pathway leads to a side gate which allows access to the enclosed rear garden which is again mainly laid to lawn with a corner raised decking area ideal for outdoor entertaining. Patio area, timber garden shed. Outside tap and outside light.

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

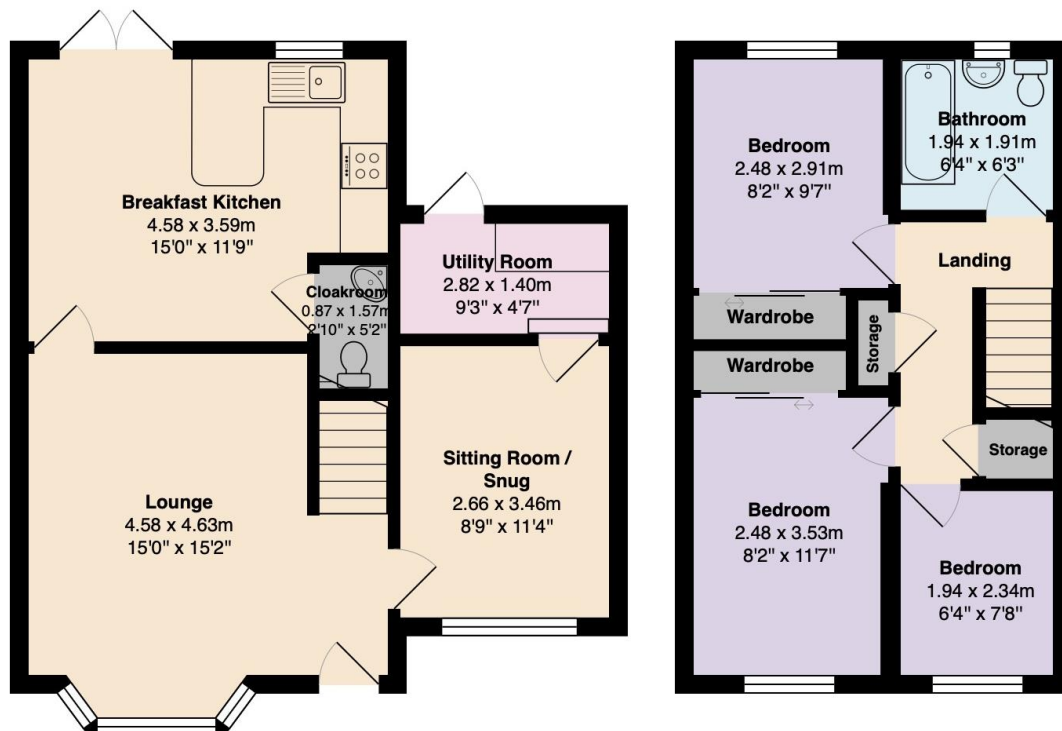
**Services:** We understand mains electricity, gas, water are connected. Private sewerage.

**Council Tax Band 'B' EPC Rating 78|C:**

**Local Authority:** Shropshire Council, Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ Tel: 0345 678 9000

**Directions:** From the town centre proceed out of the town along Trimpey Street (B5068) signposted Dudleston Heath/St. Martins. Continue for approximately one mile where the property will be found on the left-hand side as identified by the agents for sale board.

1, Elm Court, Elson, Ellesmere, SY12 9NE



Total Area: 87.0 m<sup>2</sup> ... 936 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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