

BOWEN

PROPERTY SINCE 1862



Asking Price £250,000

2 Bedrooms 1 Bathroom

No.1 Cust Cottages, Tetchill, Ellesmere,
SY12 9AS

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General Remarks

An immaculately presented attractive end-terrace cottage occupying a much sought after village location close to the popular market town of Ellesmere. The property has the advantage of a garage/workshop and off-road parking.

A notable feature is the enclosed courtyard providing privacy and benefitting from an oak frame under slate tile roof covered area.

The property has been maintained to a very high standard, and the agents recommend an early inspection.

Location: The property is located in the picturesque village of Tetchill approximately 1 mile from the market town of Ellesmere in the heart of what is known as 'Shropshire's Lake District', Ellesmere itself is a thriving market town with a comprehensive range of shops and amenities and idyllic surroundings for recreational use. Excellent Primary and Secondary schools along with the renowned Ellesmere College. Easily accessible to the larger towns of Oswestry, Wrexham, Shrewsbury along with the City of Chester. Good road links from the A5 to the motorway network. Nearby Gobowen has a main line train station with direct links to Birmingham and beyond.

Oak under slate tile roof canopy entrance porch:
Partly glazed entrance door:

Living Room: 16' 8" x 11' 6" (5.09m x 3.51m) 'Clearview' stove set on a raised tile hearth set in a brick inglenook with timber mantel, recesses to either side of fireplace with shelves, radiator. Understairs storage with cloak rack.

Kitchen/Dining Area: 16' 8" x 9' 11" (5.09m x 3.03m) Oak flooring. Dual aspect windows. Range of fitted wall cabinets, pull-out larder cupboard and matching base units with granite worktop surface, 1.5 stainless steel inset sink with mixer tap, 'Rangemaster Falcon Professional' dual fuel cooker range with extractor hood above, integrated appliances to include dishwasher and refrigerator. Partly tiled walls, radiator. Stable style door leading to outside.

Staircase to first floor and landing area:

Bedroom One: 13' 5" x 12' 3" (4.09m x 3.74m) Oak flooring, exposed oak ceiling beam, cast iron feature fireplace, radiator. Walk-in wardrobe with hanging rails. Access to roof space via a loft ladder providing useful storage space.

Bedroom Two: 10' 4" x 8' 10" (3.14m x 2.68m) Range of fitted wardrobes to one wall, radiator.

Fully Tiled Bathroom: 10' 4" x 8' 1" (3.16m x 2.46m) Matching suite comprising 'P' shape panel bath with electric shower and shower screen above, pedestal wash hand basin, low level flush w.c., heated towel rail, laundry cupboard with shelving. Sky light.

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.



Outside: The property stands back and is surrounded by a wicket fence with a single gate opening onto a small area housing borders with mature shrubs steps leading up to front entrance door. The private enclosed courtyard is a notable feature with a oak frame under slate tile roof canopy extending across the rear of the property with raised decking providing ideal entertaining space, log store area. Patio slab courtyard with raised side borders housing an abundance of mature established flowering shrubs and plant, external wall tap. A timber side gate allows access to the side of the property where there is a small area with mature shrubs and plants with off road stone gravel parking area adjacent with parking for up to three vehicles. To the rear of the garage stone gravel area. **Garage:** 19' 4" x 12' 2" (5.90m x 3.71m) Electrically operated 'Up and Over' door with side personnel door into rear garden area. Power and light available. Provision for utility appliances.

Services: We understand mains electricity, water and drainage are connected. Oil heating.

Council Tax Band 'A' EPC Rating 57|D

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

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

Directions: From the agent's office out of town along Birch Road and follow road past the Marina on your left. Continue for approximately 1 mile into the village of Tetchill, after a short distance the property can be identified on the right-hand side opposite the village feature water pump.

What3Words: ///quits.intruded.stand:

Ownership Disclosure: In accordance with the Estate Agents Act 1979, we disclose that the owner of this property is related to an employee of Bowen.

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Old Town Hall The Square Ellesmere Shropshire SY12 0EP

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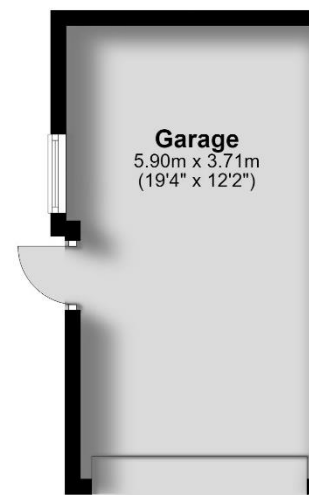
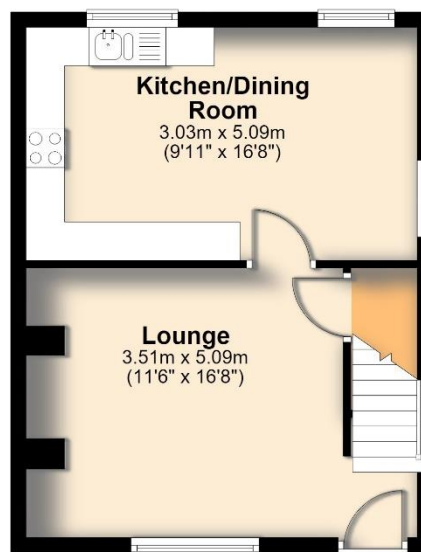


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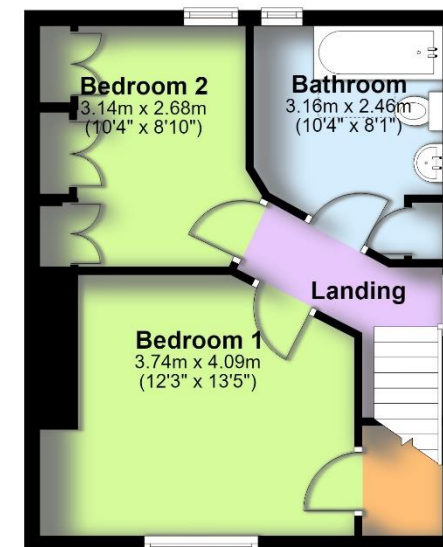
Ground Floor

Approx. 52.1 sq. metres (560.4 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.7 sq. feet)



Total area: approx. 86.9 sq. metres (935.0 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.