BOWEN

PROPERTY SINCE 1862

Offers in Excess of £210,000

Wixlee, Swan Hill, Ellesmere, SY12 0LZ

3 Bedrooms

1 Bathroom

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General Remarks

Semi Detached three-bedroom house with potential building plot situated within a popular residential location within walking distance of the town centre and local amenities. Within minutes away of The Mere and Cremorne Gardens.

Location: The popular north Shropshire market town of Ellesmere in the heart of what is known as the 'Shropshire Lakelands' due to its Meres provides a comprehensive range of amenities, recreational facilities, larger stores and supermarkets. There are excellent primary and secondary schools in the town as well as the renowned Ellesmere College. Ellesmere is ideally situated for access to the larger towns of Oswestry, Wrexham, Shrewsbury as well as the City of Chester. The nearby A5 gives access links to the motorway network and the nearby village of Gobowen has a main line train station with direct links to Birmingham and Manchester to the north.

Accommodation

Partly Glazed Entrance Door:

Entrance Hall: Radiator.

Living Room: 16' 3'' x 10' 0'' (4.95m x 3.05m) Fire surround, matching wall lights, radiator.

Kitchen/Dining Area: 19' 5'' x 8' 8'' (5.93m x 2.64m) Wood effect vinyl flooring.

Dining Area: Wood effect vinyl flooring. Double sliding patio doors onto the rear garden.

Kitchen: Range of fitted matching base units with matching wall cupboard with worktop surface over, stainless steel sink unit & drainer with mixer tap, partly tiled walls, radiator. Under stairs storage cupboard with shelves.

Utility Room: 8' 7'' x 5' 4'' (2.62m x 1.63m) Wood effect vinyl flooring, worktop surface, space for washing machine. Doors providing access to both front and rear of property.

Cloakroom: Wood effect vinyl flooring, low level flush wc, wash hand basin with tile splash.

Staircase to First floor and Landing area: Airing cupboard housing 'Worcester' gas boiler.

Bedroom One: 10' 4'' x 9' 6'' (3.14m x 2.89m) Radiator.

Bedroom Two: 10' 4'' x 7' 11'' (3.14m x 2.42m) Built-in wardrobe, radiator.

Bedroom Three: 8' 6'' x 5' 10'' (2.59m x 1.79m) Built-in over stair head storage cupboard/wardrobe, radiator.

Bathroom: 6' 4'' x 5' 9'' (1.94m x 1.75m) Vinyl tile effect flooring. White suite comprising panel bath with shower attachment, pedestal wash hand basin, low level flush wc, radiator.

Outside: The property is approached over a tarmac drive providing parking and leading to the single garage, lawn area to the front. The gardens lie predominately to the side and rear of the house and are mainly laid to lawn with a variety of established trees and shrubs. External wall lighting.

Garage: 16' 4'' x 7' 8'' (4.97m x 2.33m)

Council Tax Band 'B' EPC Rating 63|D:

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

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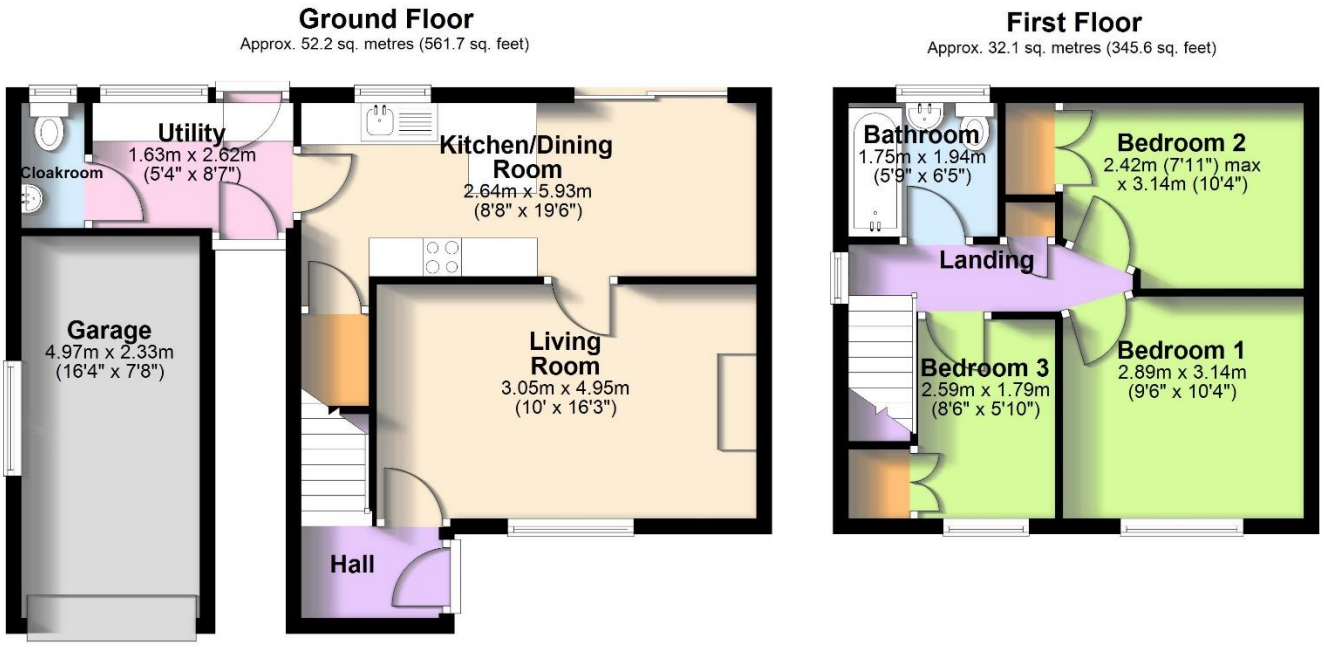
Services: We understand mains electricity, gas, water and drainage are connected.

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

Directions: From the agent's office in the town centre proceed to the roundabout at Cross Street, take the 3rd exit right into Talbot Street then next immediate left into Swan Hill After a short distance 'Wixlee' can be identified on the right handside by the agents 'For Sale' board

Agent Note: Outline Planning Permission: Outline Planning Permission was granted 5th September 2007 under Application no: 07/01779/OUT for the proposed demolition of existing garage and erection of detached dwelling and garages. This is now lapsed and interested parties should now make their own enquiries.



Total area: approx. 84.3 sq. metres (907.2 sq. feet)

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

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 expressively 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.

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