

# BOWEN

PROPERTY SINCE 1862



Asking Price £229,995

🏠 2 Bedrooms 🚿 1 Bathroom

8 Chestnut Avenue, Dudleston Heath,  
Ellesmere, SY12 9LQ

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### General Remarks

Deceptively spacious 2/3-bedroom semi-detached house with good size garden and off-road parking. Situated in a quiet cul-de-sac location with open countryside to the rear. Popular village location close to the lakeside market town of Ellesmere and within easy reach of the A5/483 bypass

**Location:** Located in the picturesque North Shropshire countryside in the village of Dudleston Heath approximately 2 miles north-west of Ellesmere. The village of Dudleston Heath benefits from a Primary School, Parish Hall and small Post office. The nearby market towns of Ellesmere and Oswestry offer a wide range of local shops and recreational facilities. A more comprehensive range of services and amenities can be found in the nearby towns of Shrewsbury, Wrexham and the City of Chester. Dudleston Heath is within easy commuting distance of the A5 & A483 while the nearby train station at Gobowen offers direct rail links to Birmingham, Manchester & beyond.

### Accommodation

**Entrance Hall:** Tile flooring, heating thermostat, understairs storage cupboard, radiator.

**Lounge:** 19' 9" x 10' 10" (6.02m x 3.29m) Wood flooring, bay window, matching wall lights, wood burning stove set on a stone type hearth with timber surround and mantel, radiator.

**Kitchen:** 8' 11" x 7' 10" (2.72m x 2.40m) Tile flooring, spotlights to ceiling. Range of fitted wall cabinets and matching base units with woktop surface above, partly tiled walls. Double enamel sink and mixer tap, space for cooker with extractor hood above.

**Utility Room:** 10' 5" x 8' 1" (3.17m x 2.46m) Tile flooring, spotlights to ceiling. Matching base and wall units with worktop surface above, spaces for appliances to include refrigerator, washing machine and tumble drier. Wall mounted 'Vaillant' gas boiler. Radiator. Half glazed door leading to outside.

**Conservatory:** 9' 5" x 9' 3" (2.87m x 2.82m) Tile flooring, matching wall lights, radiator. Double doors onto the garden.

**Staircase to First Floor and Landing area:** Access to roof space via loft ladder.

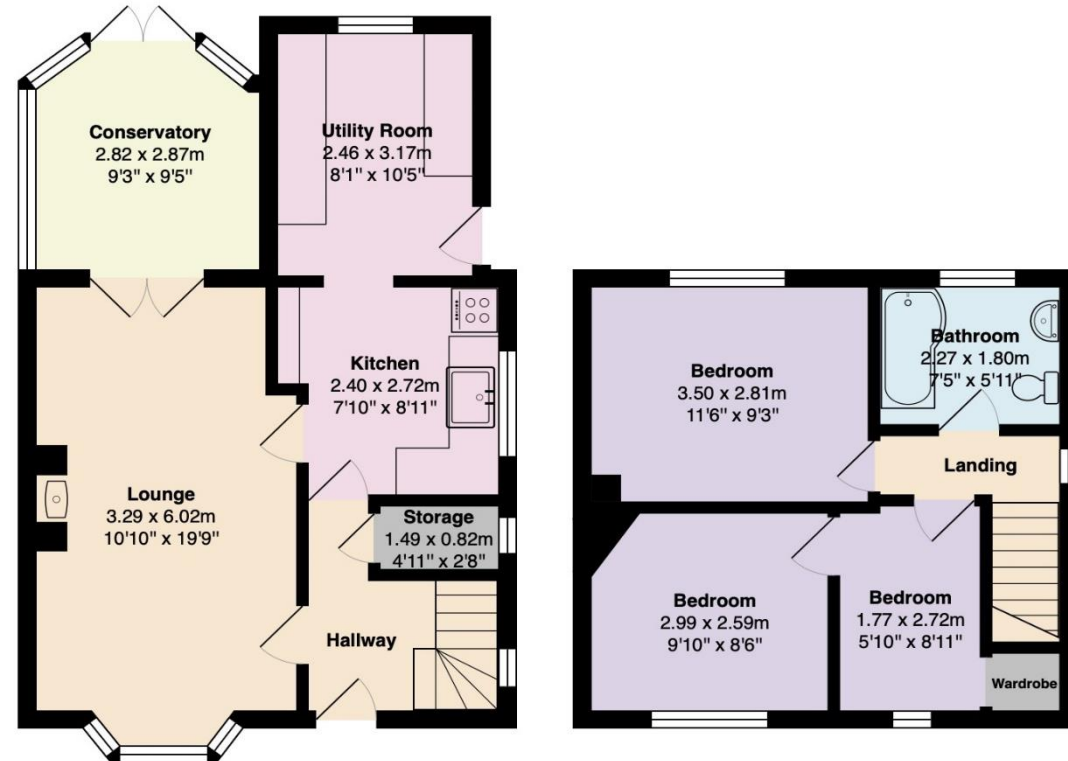
**Bedroom One:** 11' 6" x 9' 3" (3.50m x 2.81m) Wood flooring, radiator.

**Bedroom Two:** 9' 10" x 8' 6" (2.99m x 2.59m) Wood flooring, radiator.

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.



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Total Area: 82.9 m<sup>2</sup> ... 893 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**Bedroom Three:** 8' 11" x 5' 10" (2.72m x 1.77m)  
Wood flooring, recess wardrobe, radiator.

**Fully Tiled Bathroom:** 7' 5" x 5' 11" (2.27m x 1.80m)  
Spotlights to ceiling, extractor fan. 'P' shape bath with mains fed shower and shower screen above, pedestal wash hand basin, low level flush wc, heated towel rail, radiator.

**Outside:** The house is approached over a concrete drive providing ample parking with a small lawn area. A side gate provides access to the enclosed rear garden which enjoys open countryside views. A variety of established trees, shrubs and flowering plants with various seating areas within the garden. Decking area on two tiers providing good entertaining space. Pond and chicken coop area, summer house and timber storage shed.

**Council Tax band 'B' EPC Rating 67|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

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

**Directions:** From Ellesmere proceed out of the town along Trimpley Street (B5068) road to St Martins. Continue for approximately 2 miles into the village of Dudleston Heath. After passing the Parish Hall on the left take the first turning right into the cul-de-sac of Chestnut Avenue where the property can be identified by the agent's For Sale board.