



Orchard Villa, Ellesmere Road, Greenfields, Shrewsbury, Shropshire, SY1 2RQ

£780,000

A well proportioned Georgian-style residence constructed in 2017. This beautifully presented 6 bedroom property offers generous, stylish living accommodation including Reception Hall, Lounge, Kitchen/Breakfast Room with bi-fold doors, Study, and Utility. Three 1st floor Bedrooms two with En-suites and separate family Bathroom. Three 2nd floor Bedrooms, one with Dressing Area and Bathroom. Underfloor and radiator heating, Electric entrance gate, Double Garage, ample parking, mature rear garden with Summer House. Early viewing is recommended to appreciate what this fabulous property has to offer.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Glazed wooden entrance door.

Entrance Hall

Oak parquet flooring, under-floor heating, staircase leading to First Floor Landing, understairs storage cupboard.

Cloakroom/WC

Fitted with 2-piece white suite including wash basin set to vanity unit, WC, large storage cupboard, tiled flooring with under-floor heating.

Study 9' 8" x 9' 6" (2.95m x 2.90m)

Double-glazed sash window to the front, under-floor heating.

Lounge 15' 1" x 13' 3" (4.59m x 4.04m)

Feature fireplace with cast-iron gas stove inset, double-glazed sash window to the front, double doors to the Kitchen, under-floor heating.

Kitchen/Breakfast Room 13' 11" x 29' 7" (4.24m x 9.01m)

A lovely spacious room, beautifully fitted with an excellent range of pearl-grey units with quartz worktops and inset sink units. Integrated appliances include fridge/freezer, dishwasher, electric hob with glass splashback and filter hood above, double oven, and combination microwave oven. Central island with navy units and quartz worktop incorporating a breakfast bar and retractable power supply. Oak parquet flooring, under-floor heating, recessed spotlights, double-glazed window to the rear and bi-fold doors leading onto the patio.

Utility Room 5' 1" x 5' 7" (1.54m x 1.69m)

Fitted with a good range of units, granite worktop with inset sink unit, under-floor heating, cupboard with electrical consumer unit, cupboard with space and plumbing for washing machine and tumble dryer, door to the side.

First Floor Landing

Radiator, double built-in cupboard, double-glazed sash window to the front, staircase leads to Second Floor Landing.

Bedroom 1 14' 3" x 13' 2" (4.34m x 4.01m)

Double doors to walk-in wardrobe, radiator, double-glazed sash window to the rear.

En-suite Shower Room

Fitted with large shower cubicle with mixer shower and daisy head shower, wash basin set to vanity unit with drawers beneath, WC, tiled flooring with electric under-floor heating, heated towel rail, and double-glazed sash window to the rear.

Bedroom 2 14' 4" x 9' 9" (4.37m x 2.97m)

Radiator, double-glazed sash window to the front.

En-suite Shower Room

Double-width shower cubicle, WC, vanity unit with wash basin, heated towel rail, double-glazed sash window to the side, tiled flooring with electric under-floor heating.

Bedroom 3 10' 4" x 13' 2" (3.15m x 4.01m)

Radiator, fitted wardrobes to one wall area, double-glazed sash window to the front.

Bathroom

Attractively fitted with a contemporary, white suite including twin wash basins set to vanity unit with storage below and mirrored cabinets above, freestanding bath, WC, radiator, double-glazed sash window and tiled floor with electric under-floor heating.

Second Floor Landing

Built-in cupboard housing gas central heating boiler and hot water tank.

Dressing Room 6' 4" x 6' 3" (1.93m x 1.90m)

Access through to Bedroom and En-Suite Bathroom.

Bedroom 4 17' 6" x 13' 2" (5.33m x 4.01m)

Double doors to walk-in wardrobe, radiator, 2 double-glazed skylight windows.

Bathroom

Fitted with contemporary white suite including bath with shower unit over, wash basin set to vanity unit, WC, double glazed skylight window, tiled flooring with electric under-floor heating and contemporary radiator.

Bedroom 5 9' 5" x 11' 6" (2.87m x 3.50m)

Radiator, double built-in wardrobe, double-glazed skylight.

Bedroom 6 11' 3" max x 9' 10" (3.43m x 2.99m)

Radiator, walk-in wardrobe, double-glazed skylight window.

Outside - Front

The property is approached through an electric sliding gate onto a pressed concrete driveway, providing ample parking and turning space.

Detached Double Garage 18' 8" x 17' 1" (5.7m x 5.2m)

Electric up and over door, concrete floor, service door to the side.

Rear Garden

Approached onto a large Indian stone patio with good size lawn beyond. Selection of mature fruit trees and feature circular patio. The garden is enclosed by timber fencing with concrete posts.

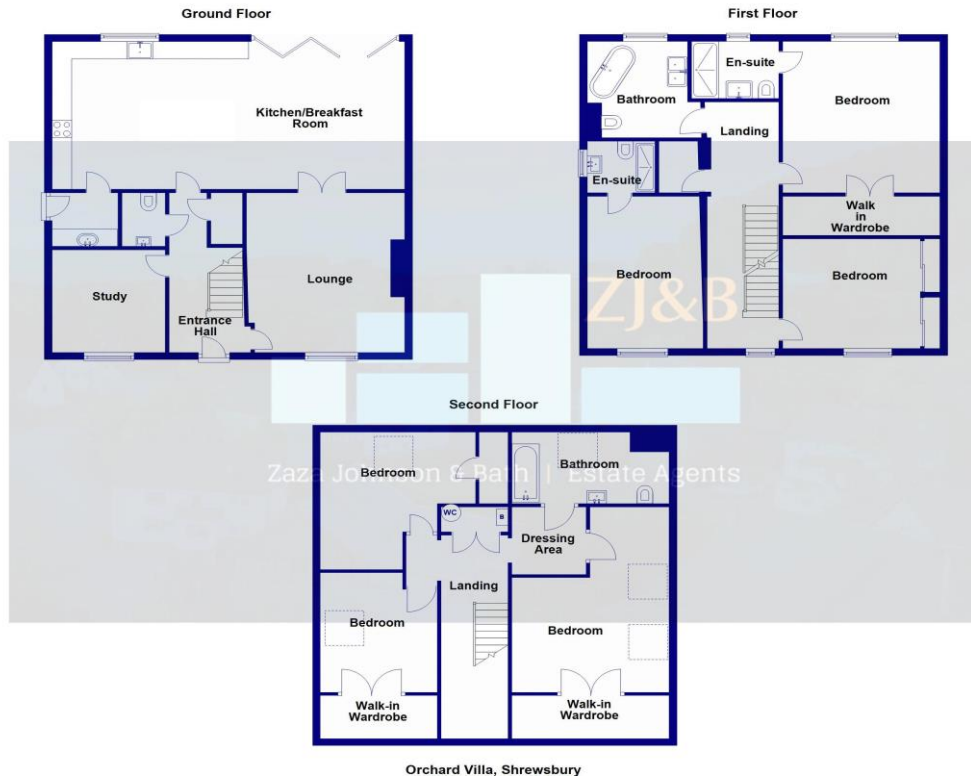
Timber Summer House 14' 1" x 6' 11" (4.3m x 2.1m)

Power and lighting, laminate flooring, double glazed window and French doors.

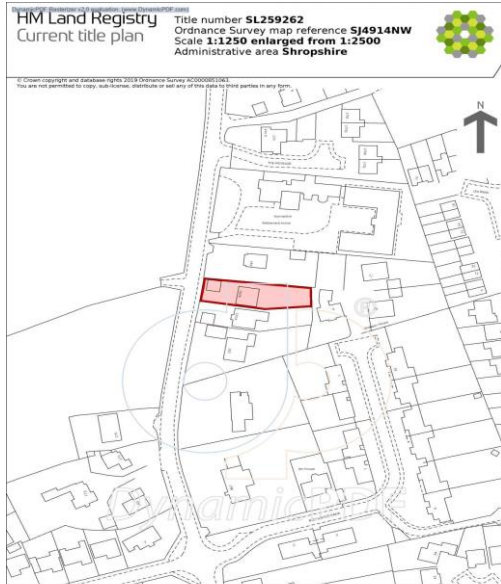
Council Tax Band G

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



FLOOR PLANS FOR GUIDANCE ONLY



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Energy performance certificate (EPC)

Orchard Villa 162b Ellesmere Road SHREWSBURY SY4 2PQ	Energy rating B	Valid until: 10 April 2028
Certificate number: 7334-5520-9749-5992		

Property type Detached house

Total floor area 244 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



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Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

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