

24 BROWNLOW ROAD

| ELLESMERE | | SY12 0BA







A well proportioned and impeccably presented mature three-bedroom detached home providing stylishly appointed living accommodation, attractive gardens, and single garage, conveniently positioned in a popular location close to the heart of Ellesmere.

Offers in the region of £350,000





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- **Impeccably Presented**
- **Stylishly Appointed**
- **Mature Property**
- **Attractive Gardens**
- **Garage and Driveway**
- **Convenient and Popular Location**

DESCRIPTION

Halls are delighted with instructions to offer 24 Brownlow Road in Ellesmere for sale by private treaty.

24 Brownlow Road is handsome post-war property which has been lovingly and sympathetically improved and maintained to now provide over 1,200 sq ft of stylish and generously proportioned living accommodation situated over two floors, these comprising, on the ground floor, an Entrance Hall, Living Room, Dining Room, and Kitchen, together with three first floor Bedrooms and a family Bathroom.

The property is complemented by front and rear gardens, with the former of these featuring a double-width brick-paved driveway, flanked to one side by stepped areas of lawn retained within a mid-height wall, this leading on to an adjoining single Garage. The rear gardens are a notable feature of the property and enjoy a desirable south-facing aspect, whilst comprising an attractive paved patio area which encompasses the rear of the property and rises, via paved steps set within a timber-clad mid-height wall, to an elevated area of lawn bordered by established floral beds and mature hedging.

SITUATION

24 Bronwnlow Road lies just outside the heart of the lakeland town of Ellesmere which boasts a range of day to day amenities, including Schools, Supermarket, Public Houses, Medical Facilities, Restaurants, and a range of independent Shops. whilst remaining within within a easy reach of the larger market towns of Oswestry and Whitchurch, both of which offer a more comprehensive range of amenities. The county centre of Shrewsbury lies around 19 miles to the south and provides further recreational, educational, and cultural attractions.

THE PROPERTY

The property provides principal access into an enclosed Entrance Porch, ideal for storing shoes and coats following walks through Ellesmere's myriad walks and trails, this opening into an impressive Reception Hall with parquet flooring and stairs which rise to the first floor with storage space beneath, and from where a door leads immediately to the right into a versatile Dining Room which could readily serve as a Family Room or Office, with bay-window on the front and multi-fuel burner situated within the chimney breast.

Also accessed off the Reception Hall is a particularly welcoming Living Room with bay-window facing onto the gardens and housing a rear access door which exits directly onto the patio area, with the room also containing an open-fire set within a traditionally styled surround. The ground floor accommodation is completed by a spacious Kitchen which extends to over 20ft and comprises a modern fitted kitchen alongside double-opening doors which exit onto the gardens.

Stairs rise from the Reception Hall to a first floor landing were doors provide access into three generously proportioned Bedrooms, with Bedroom Two boasting a bay-window onto the front with integrated seating, and Bedroom One providing views across the rear gardens. With the first floor also containing a well appointed Family Bathroom which contains an attractive white suite featuring a free-standing bath, low-flush WC, and hand basin.





OUTSIDE

The property is approached off Brownlow Road, a popular location situated just outside the heart of Ellesmere, onto a double-width brick-paved driveway with space for a number of cars, this leading on to the adjoining single Garage (approx. 4.31, x 2.42m) with power and light laid on, double-opening front access door, and pedestrian door to the rear. To the right of the driveway, and retained by mid-heights walls, is a an area of stepped lawn.

The rear gardens are a notable feature of the property and enjoy a desirable southerly-aspect, with an attractive sandstone-paved patio area which provides an ideal spot for outdoor dining and entertaining, this leading, via paved steps set within timber-panelled walls, to a generous area of lawn bordered by established floral eds and mature hedging.

THE ACCOMMODATION COMPRISES

Ground floor-
Entrance Hall
Dining Room 4.07m x 4m
Living Room 4.95m x 3.63m
Kitchen 6.33m x 2.99m

First floor -
Bedroom One 4.24m x 3.86m
Bedroom Two 4.25m x 3.48m
Family Bathroom
Bedroom Three 2.45m x 2.43m

DIRECTIONS

From our Ellesmere office, proceed North along Cross Street and, when reaching a roundabout, take the first exit onto Willow Street, turning right shortly after onto Brownlow Road, where the property will be situated on the left and identified by a Halls "for sale" board.

W3W

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SERVICES

We understand that the property has the benefit of mains water, electricity, gas, and drainage.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

COUNCIL TAX

The property is in Band 'D' on the Shropshire Council Register.

ANTI-MONEY LAUNDERING (AML) CHECKS *

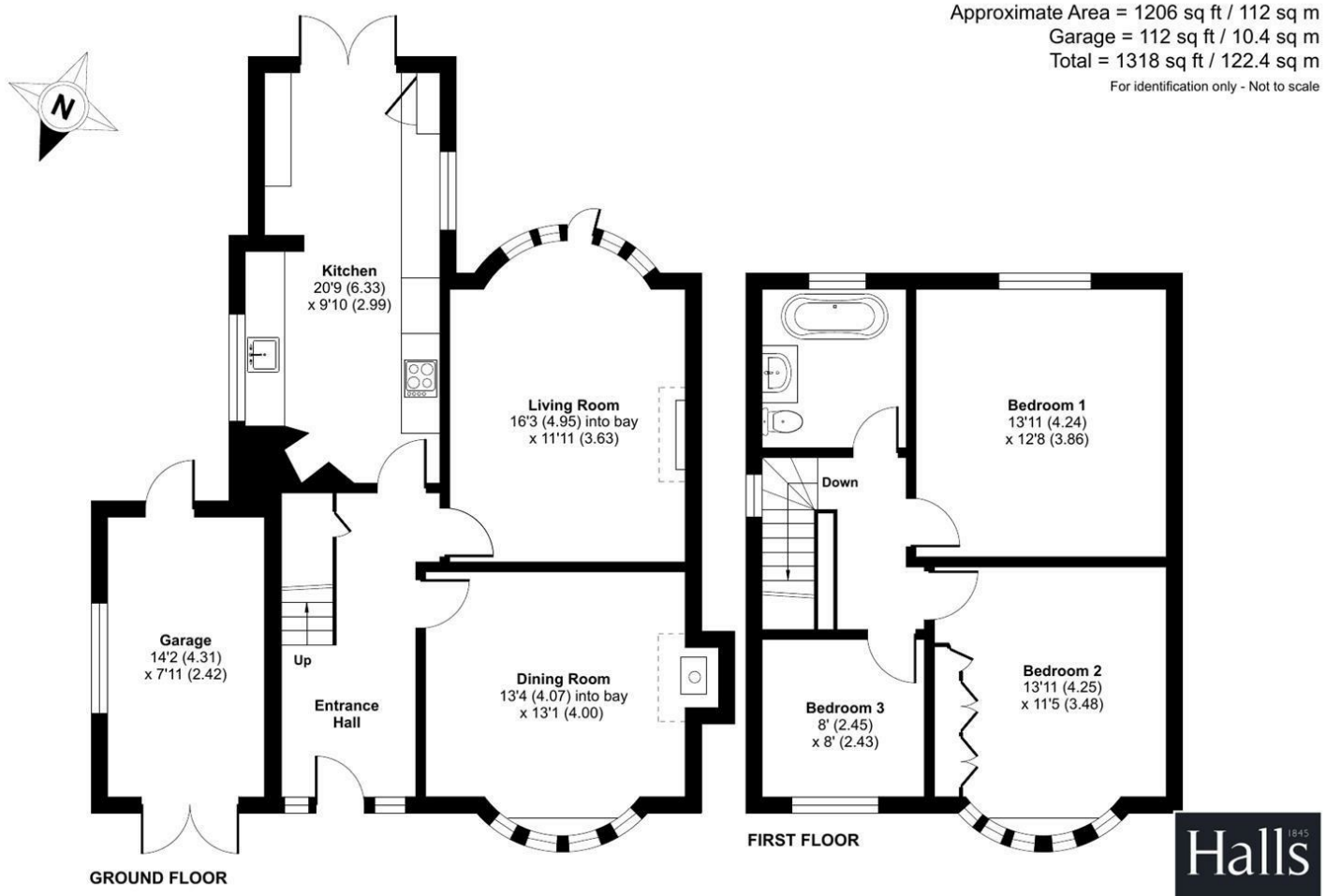
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

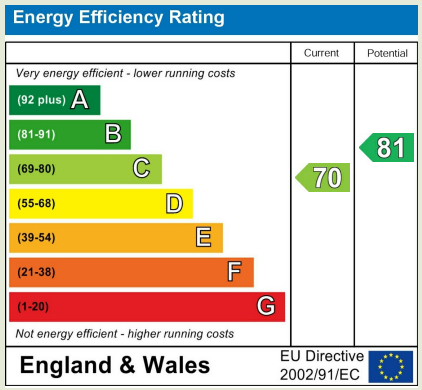
VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel:(01691) 622602.

Approximate Area = 1206 sq ft / 112 sq m
Garage = 112 sq ft / 10.4 sq m
Total = 1318 sq ft / 122.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Halls. REF: 1302150



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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ELLESMERE SALES

1-3 Cross Street | Ellesmere | Shropshire | SY12 0AW

01691 622602 ellesmere@hallsgb.com

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5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **7.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.