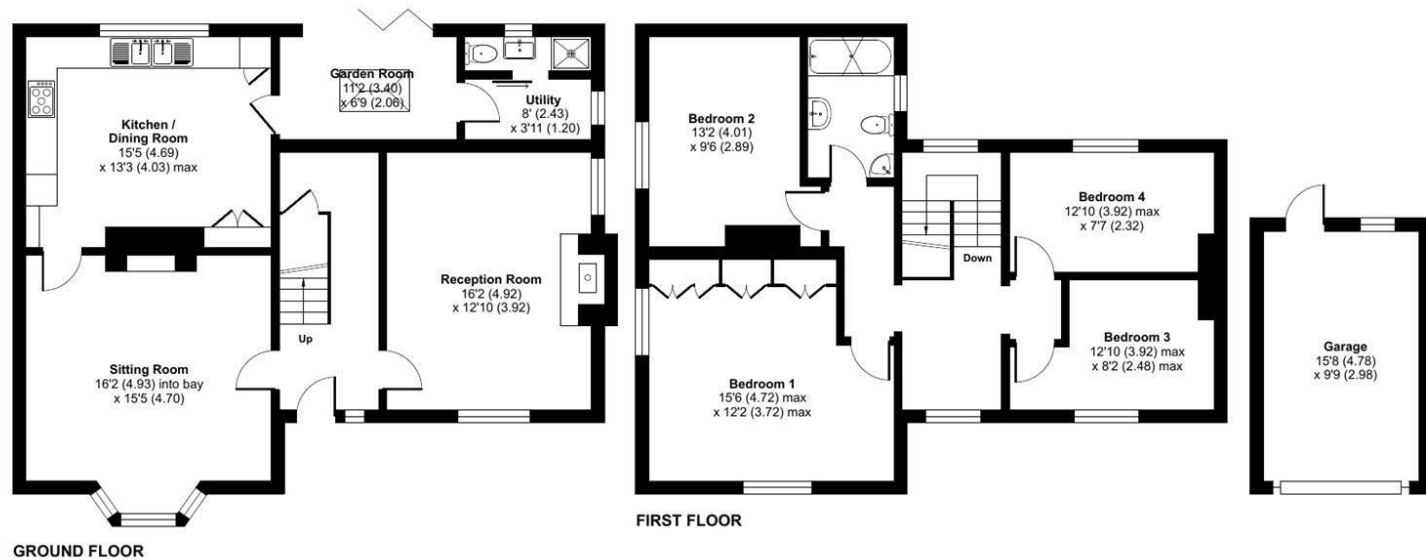


FOR SALE

Rosegarth, 21 Brownlow Road, Ellesmere, Shropshire, SY12 0AY



Approximate Area = 1664 sq ft / 154.5 sq m
Garage = 153 sq ft / 14.2 sq m
Total = 1817 sq ft / 168.7 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



FOR SALE

Offers in the region of £425,000

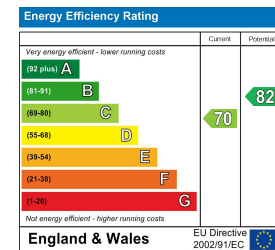
Rosegarth, 21 Brownlow Road, Ellesmere, Shropshire, SY12 0AY

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2026. Produced for Halls. REF: 1364904

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. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@halls.gb.com



An improved and stylish four-bedroom detached period home offering over 1,650 sq ft of characterful living space, attractive gardens, and driveway with detached garage, conveniently located within walking distance of Ellesmere town centre.



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

Oswestry (8 miles), Whitchurch (12 miles), Shrewsbury (17 miles).

All distances approximate.



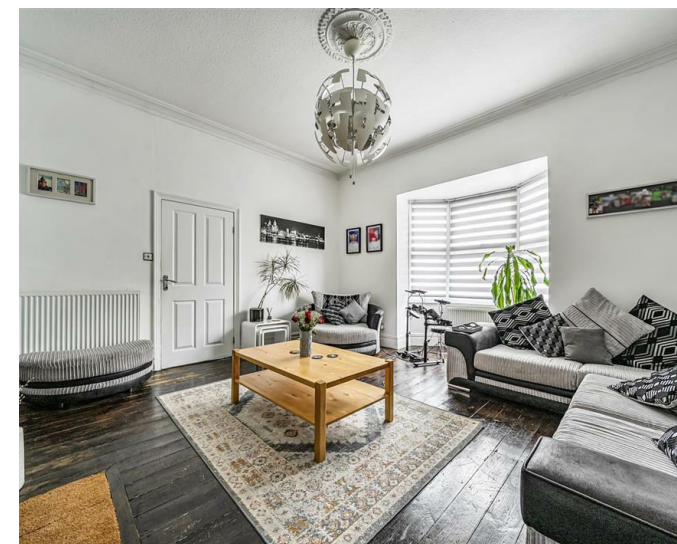
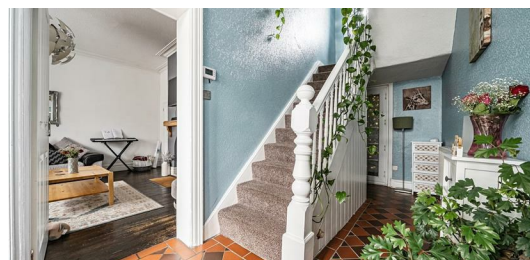
3 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Period Property
- Detached Family Home
- Over 1,650 sq ft
- Extended and Much Improved
- Driveway and Garage
- Popular and Convenient Location

DESCRIPTION

Halls are delighted with instructions to offer Rosegarth, 21 Brownlow Road in Ellesmere for sale by private treaty.

Rosegarth is a much improved and recently extended substantial four-bedroom detached period home which boasts an attractive red-brick facade encompassing a range of sympathetically presented and well proportioned rooms which extend, in all, to over 1,650 sq ft.

The property is complemented by comfortably sized gardens perfectly suited to the needs of families, with, to the fore, easily maintained garden to the fore and, to the rear, expanses of shaped lawn joined by an attractive paved patio area, alongside ample driveway parking and a detached single garage.

SITUATION

Rosegarth 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 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.

SCHOOLING

Within a comfortable proximity are a number of well-regarded state and private schools including Ellesmere Primary School, Ellesmere College, Lakelands Academy, The Maelor School, The Madras School, Shrewsbury School, Shrewsbury High School, The Priory, Prestfelde Prep., Packwood Haugh, Adcote School for Girls, and Morton Hall.

THE PROPERTY

The property provides principal access from the south into an Entrance Hall with a traditional decorative tiled floor, from where stairs rise to the first floor and a door leads immediately to the right into a particularly welcoming Living Room with dual aspect windows and hardwood floors, all arranged around a centrally positioned multi-fuel burner, perfect for cosy winter nights.

Turning left from the Entrance Hall, one enters a generously proportioned Sitting Room which features a bay-window onto the front elevation and exposed wood floors, with scope for a variety of future usages, be that as a more formal Dining Room, Family Room, or secondary Reception Room, with a door which leads through to a spacious Kitchen/Breakfast Room comprising a selection of fitted units, a window onto the rear, and ample space for a breakfast table.

From the Kitchen, a door opens into a recently constructed Garden Room with bi-fold doors affording a seamless transition between the internal space and the gardens, from where a further door allows access into a useful Utility Room with recessed Shower Room.

Stairs rise from the Entrance Hall to a first floor landing where doors provide access into four comfortably sized Bedrooms, each able to accommodate double beds and with Bedroom One enjoying a range of integrated wardrobes. The Living accommodation is completed by a family Bathroom which serves the Bedrooms and comprises an attractive white suite set against decorative tiling.

OUTSIDE

The property is approached onto a tarmac driveway, this flanked to one side by an easily maintained front garden, which leads on to a detached single garage (approx. 4.75m x 3.00m) with metal up and over front door, pedestrian access to the side, and with power and light laid on.

The rear gardens are a notable feature of the property and have been designed with family use in mind, with an expanse of shaped lawn bordered by an attractive paved patio area which represents an ideal space for outdoor dining and entertaining, alongside a timber garden storage shed and an array of well stocked floral and herbaceous beds.

THE ACCOMMODATION COMPRISES

- Ground Floor -
 Entrance Hall:
 Living Room: 4.92m x 3.92m
 Sitting Room: 4.93m x 4.70m
 Kitchen/Breakfast Room: 4.69m x 4.03m
 Garden Room: 3.40m x 2.06m
 Utility Room: 2.43m x 1.02m
 Cloakroom:

- First Floor -
 Bedroom One: 4.72m x 3.72m
 Bedroom Two: 4.01m x 2.89m
 Bedroom Three: 3.92m x 2.48m
 Bedroom Four: 3.92m x 2.32m
 Family Bathroom:

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 around half way down on the right and identified by a Halls "for sale" board.

W3W

///brighter.avoid.cello

SERVICES

We are advised that the property benefits from mains water, electric, gas, and drainage.

TENURE AND POSSESSION

The property is said to be of freehold tenure and vacant possession will be granted upon completion.

COUNCIL TAX

The property is shown as being within council tax band D on the local authority register.

LOCAL AUTHORITY

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

AML (ANTI-MONEY LAUNDERING)

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, SY12 0AW.