

Asking Price £425,000

3 Bedrooms 2 Bathrooms

13 Copes Lane, Welshampton, Ellesmere
SY12 0PY

BOWEN

PROPERTY SINCE 1862

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General Remarks

Recently constructed spacious three bedroom detached bungalow occupying corner plot location on a small development of four properties. Energy efficient features such as solar panels and air source heat pump with underfloor heating. Pleasant location in the popular village of Welshampton which has an excellent primary school and public house. Approximately 4 miles from the market town of Ellesmere.

Location: Situated within the popular village of Welshampton close to the market towns of Ellesmere, Whitchurch and Wem which offer a large range of amenities and recreational facilities. It is also ideally situated for access to the larger centres of Wrexham, Chester, Oswestry, and Shrewsbury as well as the motorway network beyond. The area is well served for excellent state and public schools, including Welshampton C of E primary school. Rail links are available at the nearby village of Gobowen with direct services to Wrexham, Chester, Shrewsbury and Birmingham.



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Old Town Hall The Square Ellesmere Shropshire SY12 0EP

01691 622534 | bowen.uk.com | ellesmeresales@bowen.uk.com

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.

Accommodation

Covered Entrance Porch : External wall light.

Partly Glazed Entrance Door with side glazed panels :

Entrance Hall: Tile floor, spotlights to ceiling, built-in store cupboard.

Lounge: 13' 7'' x 12' 0'' (4.15m x 3.66m) Dual aspect windows, fitted carpet. Bi-folding doors onto patio area and rear garden.

Breakfast Kitchen: 19' 5'' x 13' 7'' (5.92m x 4.14m) Tile floor, spotlights to ceiling. Range of fitted matching units with marble type worktop surface and upstands. Integrated appliances to include dishwasher, refrigerator/freezer. four ring ceramic hob with splashback and extractor hood above. Centre island incorporating sink with mixer tap, cupboard below and sockets.

Utility Room: 12' 0'' x 6' 11'' (3.67m x 2.10m) Tile floor, spotlights to ceiling and extractor fan. Space and plumbing for laundry appliances. Partly glazed door to side.

Bedroom One: 19' 11'' x 10' 8'' (6.08m x 3.26m) Dual aspect windows, double doors onto patio.

Ensuite Shower: 7' 1'' x 6' 4'' (2.16m x 1.94m) Tile floor, extractor fan. Double shower cubicle with mains fed shower, pedestal wash hand basin with tile splash and touch screen wall mirror above, low level flush wc.

Bedroom Two : 12' 0'' x 11' 0'' (3.67m x 3.36m) Carpet.

Bedroom Three: 10' 8'' x 10' 3'' (3.26m x 3.12m) Carpet, access into roof space.

Bathroom: 12' 0'' x 6' 2'' (3.67m x 1.89m) Tile floor, spotlights & extractor fan to ceiling. Matching suite comprising panel bath with central taps, double shower cubicle with mains fed shower, pedestal wash hand basin with tile splash and touch screen wall mirror above, low level flush w.c.

Outside : Occupying a good size corner plot location. The front of the property is open plan with a good size brick block pave drive providing ample parking. Side gravel area. There is access all around the property with external lighting and EV charger, outside tap. The enclosed rear garden enjoys a large lawned area off which is a wrap around patio.

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

Council Tax band TBC EPC rating TBC:

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

Directions: From Ellesmere head south out of the town on the A528. Proceed past the Mere taking the first left signposted for Whitchurch A495. Continue for around 4 miles until entering the village of Welshampton. After passing the Sun Inn on the left take the next left into Copes Lane. Continue for a short distance, turn left into the small development and no:13 will be identified in the far left hand corner by the agents for sale board.

Agent Note: Please note room furnishings and contents are created with CGI.

What3Words///reclined.bypasses.contrived:








Room Furnishings & Contents Created With CGI


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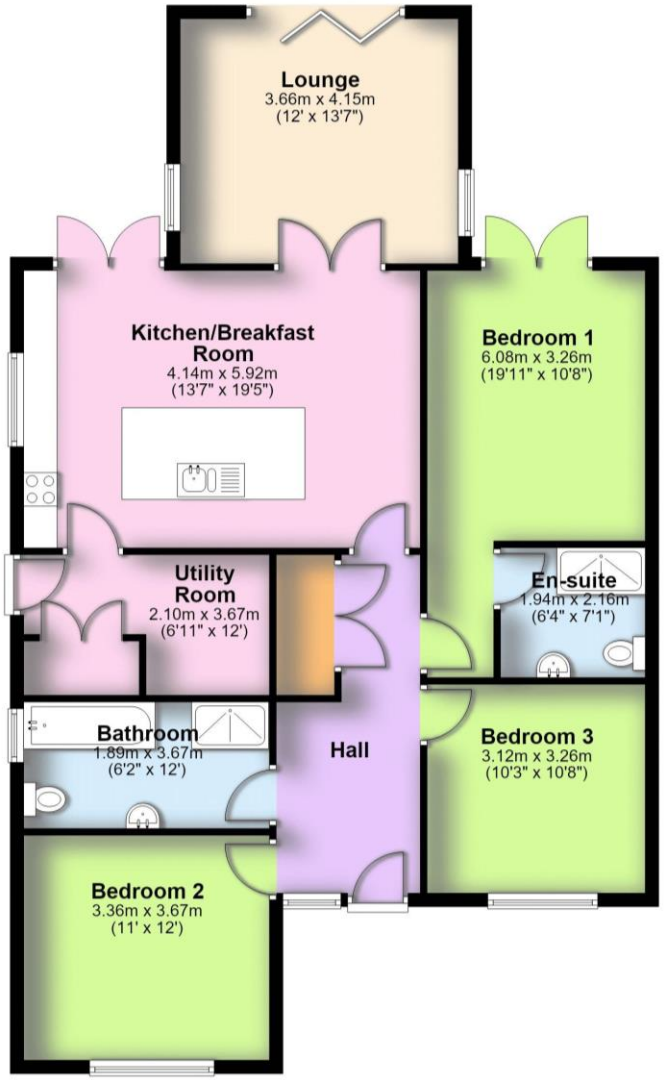


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Ground Floor

Approx. 111.0 sq. metres (1195.0 sq. feet)



Total area: approx. 111.0 sq. metres (1195.0 sq. feet)

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Plan produced using PlanUp.

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