



**BOWEN**

PROPERTY SINCE 1862

Asking Price £309,995

3 Bedrooms 1 Bathroom

1 Fir Tree Close, Ellesmere, SY12 9PQ

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## General Remarks

A spacious three bedroom detached property occupying a large corner plot situated in a much sought after residential area within walking distance of the centre of Ellesmere. The accommodation briefly comprises: Entrance Hall, Lounge, Dining Room, Conservatory, Kitchen, Cloakroom, Three Bedrooms & Family Bathroom. The property also benefits from single integral garage, uPVC double glazing, central heating and rear enclosed garden.

**Location:** The market town of Ellesmere hosts a range of local shops, a larger supermarket, post office and medical practice. The area also boasts excellent primary and secondary schools along with the renowned Ellesmere College. The local Meres and Shropshire Union canal also provide a wide variety of recreational facilities. Ellesmere is well located for the nearby towns of Oswestry and Shrewsbury as well as the cities of Wrexham and Chester. There is a main line train station situated at the nearby village of Gobowen some 6 miles away which provides links to Birmingham, Chester and beyond.



## Accommodation

### Half Glazed Entrance Door:

**Entrance Hall:** radiator.

**Cloakroom:** Vanity sink unit with tile splash back, comfort height low flush WC and radiator.

**Lounge:** 13' 6" x 13' 4" (4.12m x 4.07m max.) Bay window. Coving to ceiling, centre ceiling light with matching wall lights, coal effect enclosed gas fire set on marble style hearth and inset with surround and mantel, radiator.

**Dining Room:** 10' 8" x 10' 6" (3.24m x 3.21m) Coving to ceiling, radiator. French doors opening onto the rear garden.

**Breakfast Kitchen:** 14' 3" x 10' 8" (4.35m x 3.24m) Halogen strip lighting, tile effect flooring. Range of fitted wall cupboards with matching base units and worktop surface over, 1.5 bowl ceramic sink and drainer with mixer tap, partly tiled walls. Integrated appliances to include AEG dishwasher, Blomberg washing machine. Recess for refrigerator/freezer, AEG four ring halogen hob with extractor hood above, AEG electric fan assisted built-in oven. Understairs store cupboard, radiator. Door into garage.

**Conservatory:** 9' 8" x 9' 1" (2.94m x 2.77m) Wood effect flooring, vertical blinds, uPVC halogen lighting, power point, double doors onto the garden and patio area.

**Staircase to first floor & landing area:** Radiator, airing cupboard with slatted shelves also housing 'Worcester' combi boiler. Access to roof space.

**Bedroom One:** 12' 8" x 10' 10" (3.86m x 3.30m) Sliding mirror door wardrobe with hanging rail and shelf, radiator.

**Bedroom Two:** 10' 10" x 9' 11" (3.30m x 3.03m) Built-in storage cupboard, radiator.

**Bedroom Three:** 8' 10" x 7' 0" (2.69m x 2.13m) Built-in storage with hanging rail and shelf, radiator.

**Fully Tiled Family Bathroom:** 8' 0" x 5' 10" (2.44m x 1.79m) Vinyl flooring. Matching suite comprising panel bath with 'Triton T80' electric shower and shower screen above, pedestal wash hand basin, low flush wc. heated towel rail, radiator.

**Outside:** The house is approached over a block pave drive providing parking and access to the garage. Occupying a good size corner plot with the open plan front and side being mainly laid to lawn, gravel areas for ease of maintenance and borders housing a variety of trees, shrubs and flowering plants. There is access via a side wrought iron gate to the rear. The enclosed rear garden has a lawned area with a good sized patio and several seating areas ideal for outdoor entertaining. The garden is a notable feature with borders housing numerous established flowering shrubs and plants. Outside tap, external lights.

**Integral Garage:** 17' 6" x 7' 9" (5.34m x 2.37m) 'up and over' door. Power and light laid on.

**Tenure:** We are informed that the property is freehold subject to vacant possession upon completion.

**EPC Rating 65|D Council Tax Band 'D':**

**Local Authority:** Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 6789000

**Viewing and further information:** For further information or to arrange a viewing please contact the selling agent's Ellesmere office on (01691) 622534.

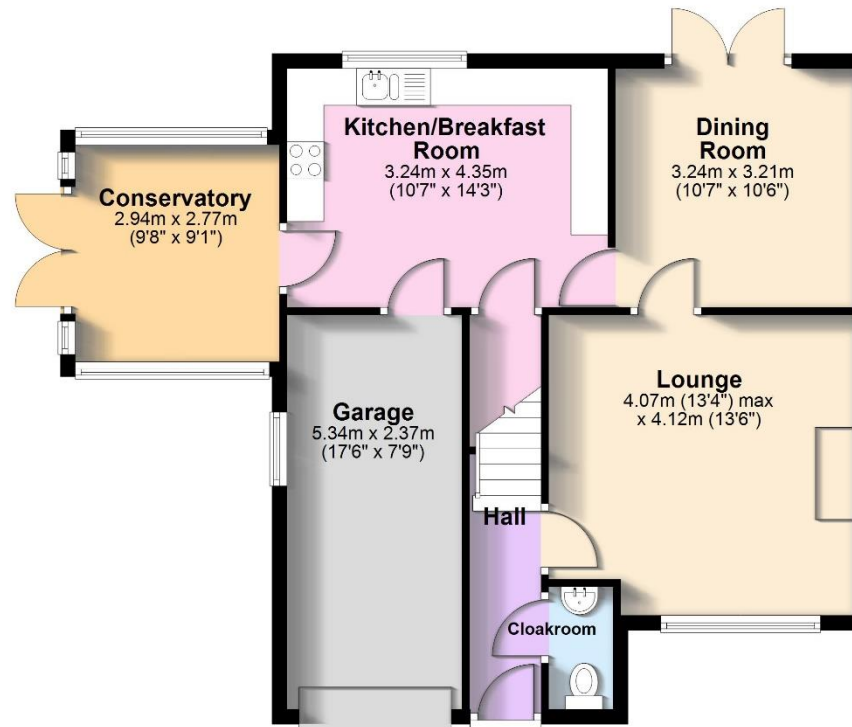
**Directions:** Proceed out of the town along Trimpley Street (B5068) sign posted Dudleston Heath. After a passing the Primary School turn left into Cherry Drive continue for a short distance, taking the third exit into Fir Tree Close and No: 1 will be identified on the left handside by the agents for sale board.





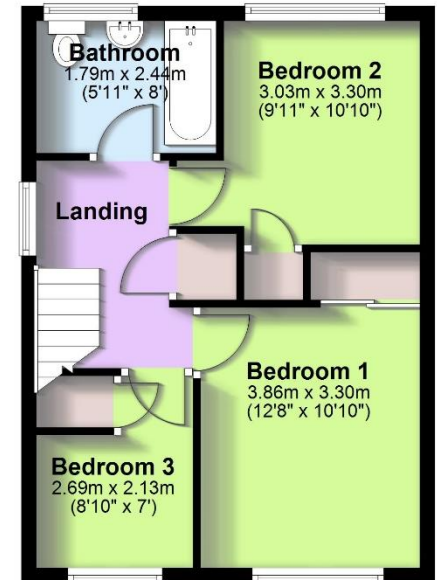
## Ground Floor

Approx. 70.8 sq. metres (762.0 sq. feet)



## First Floor

Approx. 39.6 sq. metres (426.7 sq. feet)



Total area: approx. 110.4 sq. metres (1188.7 sq. feet)

All measurements are approximate & for display purposes only.  
Plan produced using PlanUp.