

# BOWEN

PROPERTY SINCE 1862



Asking Price £425,000

4 Holly Close, Ellesmere, SY12 9ES

🏠 4 Bedrooms    🚿 2 Bathrooms

# 4 Holly Close, Ellesmere, SY12 9ES

## General Remarks

Well appointed four bedroom detached family house with detached double garage and parking. Occupying a pleasant location on the edge of this popular established development within walking distance of the Town Centre & local amenities. Offering scope for modernisation to suit ones personal choice.

**Location:** Located in the popular north Shropshire market town of Ellesmere in the heart of what is known as the 'Shropshire Lakelands' due to its Meres provides a comprehensive range of amenities, recreational facilities, larger stores and supermarkets. There are excellent primary and secondary schools in the town as well as the renowned Ellesmere College.

Ellesmere is ideally situated for access to the larger towns of Oswestry, Wrexham, Shrewsbury as well as the City of Chester. The nearby A5 gives access links to the motorway network and the nearby village of Gobowen has a main line train station with direct links to Birmingham and Manchester to the north.



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Old Town Hall The Square Ellesmere Shropshire SY12 0EP

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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 expressly 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 with ceiling light:**

### **Partly Glazed Entrance Door:**

**Entrance Hall:** Coving to ceiling, radiator, thermostat heating control switch.

**Cloakroom:** 5' 4" x 3' 10" (1.63m x 1.17m) Coving to ceiling. Pedestal wash hand basin with tile splash and wall mirror, low level flush wc, small radiator.

**Study:** 10' 4" x 8' 2" (3.15m x 2.49m) Coving to ceiling, radiator.

**Lounge:** 19' 5" x 13' 1" (5.93m x 4.00m) Coving to ceiling. Coal effect gas fire set on a marble style hearth and inset with timber surround and mantel, radiator. **Please note the gas fire is presently capped off.**

**Dining Room:** 13' 1" x 9' 10" (4.00m x 3.00m) Coving to ceiling, radiator.

**Conservatory :** 11' 11" x 10' 4" (3.62m x 3.14m) Tile flooring. Centre ceiling light and fan, fitted window blinds, radiator. French doors opening onto the garden.

**Breakfast Kitchen:** 16' 1" x 11' 10" (4.91m x 3.61m) Tile effect flooring & coving to ceiling. Range of fitted wall cupboards with built-in wine rack, matching base units with worktop surface above, 1.5 stainless steel sink unit and drainer. Integrated appliances to include 'Neff' electric fan assisted oven and dishwasher. Four ring gas hob with extractor hood above, partly tiled walls, radiator. Understairs store cupboard.

**Utility:** 9' 7" x 8' 9" (2.91m x 2.67m) Tile effect flooring & coving to ceiling. Range of fitted wall cupboards and base unit with worktop surface above. Space for refrigerator/freezer, stainless steel sink and drainer, partly tiled walls, radiator. Wall mounted 'Worcester Bosch' gas boiler. Half glazed door to outside.

### **Spindle Staircase to First Floor and Landing Area:**

Access to roof space, laundry cupboard with fitted shelves and radiator.

**Bedroom One:** 16' 3" x 10' 5" (4.96m x 3.18m) Coving to ceiling. Range of built-in wardrobes, radiator.

**Ensuite Shower Room :** 8' 8" x 5' 8" (2.63m x 1.73m) Fully tiled shower cubicle, vanity sink unit, low level flush w.c., radiator and heated towel rail, partly tiled walls.

**Bedroom Two:** 11' 9" x 9' 0" (3.57m x 2.74m) Coving to ceiling. Sliding mirror door wardrobe to one wall, radiator.

**Family Bathroom:** 8' 4" x 8' 4" (2.55m x 2.54m) Tile effect vinyl flooring, partly tiled walls. Matching suite comprising: panel bath with mains fed shower and shower screen above, pedestal wash hand basin, low level flush w.c., bidet and radiator.

**Bedroom Three:** 10' 11" x 9' 10" (3.34m x 3.00m) Coving to ceiling. Sliding mirror door wardrobe to one wall, built-in store cupboard, radiator.

**Bedroom Four:** 9' 7" x 9' 5" (2.92m x 2.87m) Coving to ceiling. Built-on wardrobe, radiator.

**Outside:** The property is approached over a brick block pave driveway providing ample parking and turning space. The garden to the front is open plan and mainly laid to grass with some shrubs and trees. Two side gates provide access to the enclosed rear garden. The enclosed rear gardens are again mainly laid to lawn with borders housing a variety of mature established flowering plants, shrubs and trees. Outside wall tap.

**Detached Double Garage:** 17' 1" x 16' 4" (5.20m x 4.97m) Power and light available. Side personnel door.

### **EPC Rating 71|C Council Tax Band 'F'**

**Tenure:** The property is understood to be freehold with vacant possession upon completion.





**Services:** Mains electricity, gas, water and drainage are understood to be connected.

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

**Directions:** From the town centre proceed out of the town along the B5068 sign posted Dudleston Heath/St Martins. After passing the primary school on the left handside take the second turning left into Bracken Rise and then the first left into Holly Close where no:4 will be identified by the agents for sale board.

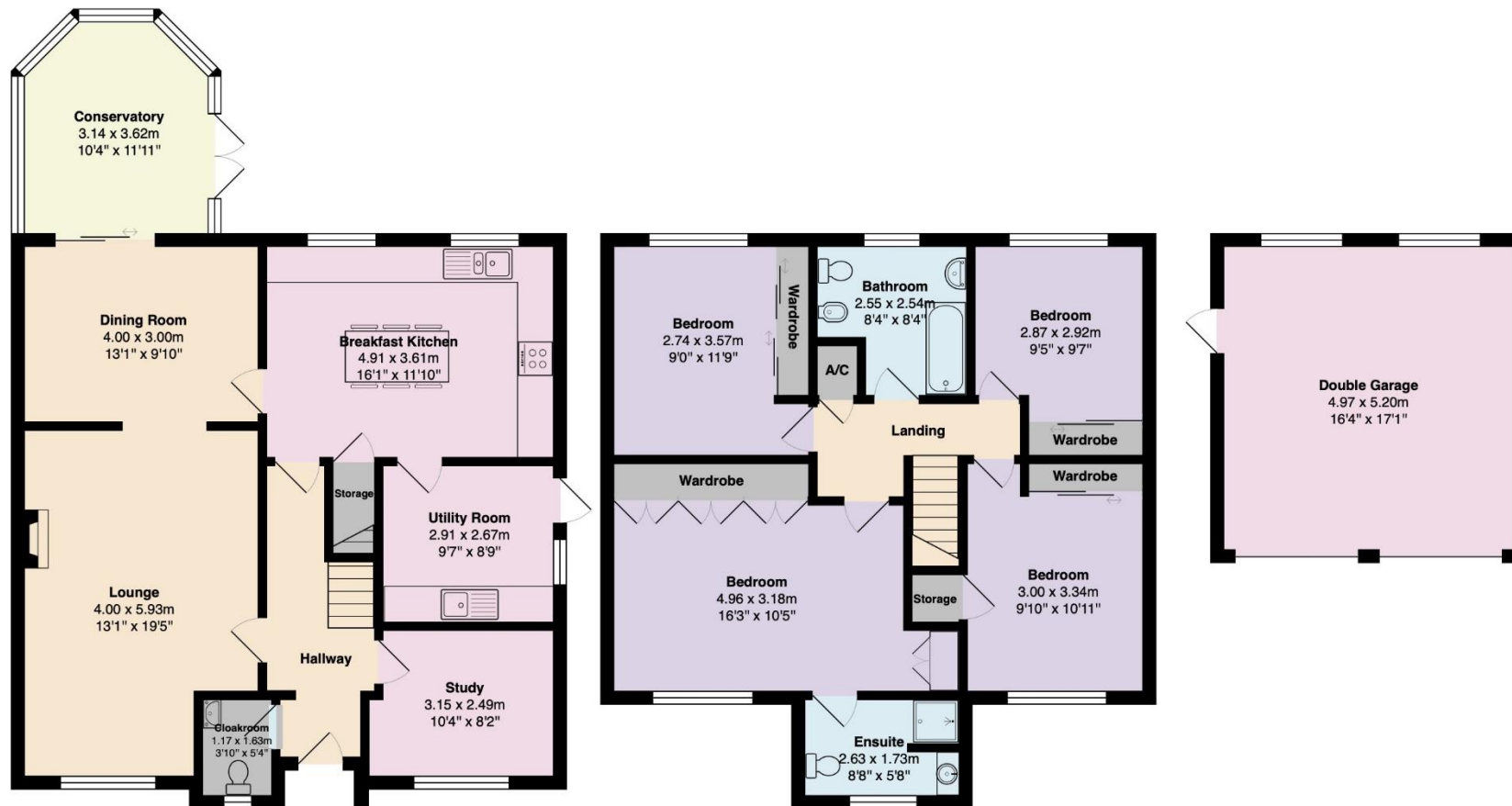
**What3words///strength.awakes.atlas:**

**Viewings and Further Information:** Viewings are strictly by appointment through the sole selling agent's.

For further information or to book a viewing please contact the Ellesmere Office on 01691 622534.



4, Holly Close, Ellesmere, SY12 9ES



Total Area: 167.5 m<sup>2</sup> ... 1803 ft<sup>2</sup> (excluding double garage)

All measurements are approximate and for display purposes only

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