

BOWEN

PROPERTY SINCE 1862



Offers in the Region Of £550,000

🏠 4 Bedrooms 🚿 2 Bathrooms

‘Homeleigh’, Elson Road, Ellesmere,
SY12 9EU

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General Remarks

This well proportioned attractive four bedroom detached house with detached double garage stands in mature garden and grounds of 0.37 of an acre (0.15 ha) or thereabouts. The property is situated in a most sought after location within Ellesmere in what is widely recognised as the premier residential area of the town enjoying a rural feel and extensive views over the North Shropshire countryside.

Location: 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.



Enclosed Entrance Porch with Upvc Glazed Door & side panels: Tile floor.

Half Glazed Entrance Door with colour glazed side windows. :

Entrance Hall: Matwell. Coving to ceiling, radiator. Understairs store cupboard.

Lounge: 18' 5" x 12' 1" (5.62m x 3.69m) Coving to ceiling with centre ceiling rose, bay window. Coal effect gas fire set on marble style hearth and inset with timber mantel, radiator.

Sun Room with tile roof: 11' 1" x 10' 2" (3.39m x 3.09m) Vertical blinds, radiator. Double doors with steps leading into the garden.

Dining Room: 17' 11" x 12' 1" (5.45m x 3.69m) Dual aspect windows, coving to ceiling with centre ceiling rose. Open fireplace set on a tiled hearth with tiled inset and mantel, radiator. Serving hatch to kitchen.

Kitchen: 12' 1" x 10' 3" (3.69m x 3.12m) Dual aspect windows. Range of fitted wall cabinets and matching base units with worktop surface, partly tiled walls. 1.5 stainless steel sink unit. Built in double electric oven, 4 ring halogen hob with extractor hood above, partly tiled walls, radiator. Serving hatch to kitchen.

Rear Entrance Porch : 11' 11" x 4' 8" (3.62m x 1.42m) Quarry tile floor. Partly glazed upvc door to outside.

Utility Room : 11' 10" x 7' 10" (3.60m x 2.38m) Quarry tile floor. Range of fitted base units with worktop surface above, fitted walls cupboards. Stainless steel sink with double drainer, space for washing machine/dryer. "Baxi" wall mounted gas boiler. Walk-in store cupboard.

Shower Room: 12' 1" x 7' 8" (3.69m x 2.34m) Walk-in shower and screen with dual head mains fed shower above, wall shower panels. Wash hand basin with tiled splash and mirror door wall cabinet above, low level flush w.c. radiator. Built in store cupboard with shelves.

Staircase to first floor and landing area: Coving to ceiling, radiator. Access to roof space.

Bedroom One: 17' 5" x 12' 2" (5.31m x 3.70m) Dual aspect windows. Extensive fitted wardrobes to two walls, matching wall lights. Pedestal wash hand basin with mirror above, radiator.

Bedroom Two: 20' 4" x 11' 10" (6.19m x 3.60m) Coving to ceiling. Built-in store cupboards, two radiators, pedestal wash hand basin with tiled splash, fireplace with tile surround, hearth and mantel.

Bedroom Three: 15' 4" x 12' 1" (4.68m x 3.68m) Dual aspect windows, built-in wardrobe, matching wall lights, radiator.

Bedroom Four: 10' 0" x 6' 11" (3.05m x 2.10m) Coving to ceiling ,radiator.

Separate W.C.: 5' 5" x 2' 11" (1.65m x 0.88m) Low level flush wc.

Bathroom: 12' 1" x 10' 2" (3.68m x 3.10m) Spotlights to ceiling and picture rail, radiator. Matching suite comprising inset double ended oval above with mirror above, fully tiled corner shower cubicle with mains fed shower, vanity sink unit with mirror above. Airing cupboard housing cylinder and slatted shelving.

Outside: 'Homeleigh' is approached through gates over a stone drive providing ample parking and turning space. The gardens are a notable feature with an abundance of well established trees,shrubs and flowering plants including a pond. The enclosed rear garden enjoys a both lawn area with good size patio area. Summer house. Outside lighting and tap. Open countryside beyond.

Built-in Outhouses & Storage:

Outhouse: 1' .41" x 3'4" (1.41m x 1.01m)

Outhouse: 3' 5" x 3' 4" (1.05m x 1.01m)

Store: 4' 2" x 2' 9" (1.27m x 0.83m)





Two Storey Detached Double Garage : 35' 8" x 17' 9" (10.88m x 5.42m) overall Constructed of brick under a tile roof. Access via two separate doors one being electrically operated. Power and light available. First floor space. There is possible potential for a variety of other usages (ie) granny annexe, holiday lets, offices. Subject to the necessary planning consents.

Room25name): We are informed that the property is Freehold subject to Vacant Possession on Completion.

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

EPC Rating 63|D Council Tax Band 'F' :

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

Directions: From Ellesmere proceed out of the town along Trimpley Street (B5068) sign posted Dudleston Heath. After a short distance the property will be identified on the right handside by the agents for sale board.

What3words///convey.scouting.mermaids:





Homeleigh, Elson Road, Ellesmere, SY12 9EU



Total Area: 199.2 m² ... 2144 ft² (excluding garage)

All measurements are approximate and for display purposes only