

**FOR SALE**

Asking Price £296,995

31 Tetchill Brook Road, Ellesmere, Shropshire, SY12 0FA

An immaculately presented three-bedroom detached family home benefitting from thoughtfully designed living accommodation, a driveway which provides ample off-road parking. Attractive garden and patio area for family outdoor dining. Enjoying a broadly southerly aspect. Offering a great opportunity for buyers looking for a great family home in a lovely location, enviably situated on the perimeter of a popular development in Ellesmere.



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

All distances approximate.



- Detached Family Home
- Circa 1,000 sq ft
- Master Bedroom with En-Suite
- South-Facing Gardens
- Spacious Driveway
- Edge of Popular Development

DESCRIPTION

Halls are delighted with instructions to offer this three-bedroom detached home on Tetchill Brook Road in Ellesmere for sale by private treaty.

The property is a modern three-bedroom detached family home which has been occupied by the current vendors since construction. The property boasts just over 1,000 sq ft of thoughtfully designed and well-presented living accommodation, arranged across two generously proportioned floors.

The property is complemented by a respectable level of external space, with gated access to both sides providing access around the property. To the front is ample driveway parking for a number of vehicles, together with an open outlook across an attractive lawned green area. To the rear, the private and unoverlooked gardens back onto open fields and offer a serene backdrop from which to enjoy the calibre of the setting. The rear gardens have been improved by the current vendors and now comprise areas of lawn bordered by an attractive paved patio area, the latter representing an ideal spot for private outdoor dining and entertaining.

SITUATION

The property is enviably positioned on the perimeter of a popular development within walking distance of the centre 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 retaining a convenient proximity to 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.

THE PROPERTY

The property is principally accessed via a covered external porch, which opens into an entrance hallway, from where stairs rise to the first floor and a door leads immediately to the left into a spacious, attractive modern kitchen and open-plan family dining room. The room runs almost the entire breadth of the property and serves as the heart of the family home. Completing the kitchen and open-plan family dining area is a utility room with a storage cupboard, space for white goods and a useful understairs storage area. An external door exits onto the side access of the property, while a separate WC cloakroom completes the ground-floor facilities.

From the hallway, a further door opens into a well-proportioned living room with ample space for seating and patio doors which exit directly onto the patio and garden, providing a seamless transition between the internal and external elements of the home.

Stairs rise to a first-floor landing with a recessed storage cupboard and landing window, from where doors provide access to the family bathroom and three well-proportioned bedrooms. The master bedroom enjoys an adjoining en-suite shower room.

OUTSIDE

The property is approached over a tarmac driveway, flanked to one side by a paved walkway and an area of established floral beds and mature trees. A small seating area to the front enjoys an open aspect across a lawned green area and provides a pleasant place to sit. Gated access to both sides of the house provides convenient access around the property and into the rear garden. A small, welcoming play area is conveniently situated on the street, providing a lovely space for young children to play, explore and enjoy the outdoors close to home.

The rear gardens enjoy a desirable southerly aspect and sit above open fields which stretch across scenic countryside. Private and not overlooked, they have been extensively landscaped by the current vendors and offer a wonderful external complement to the home. A substantial paved patio area is ideal for private outdoor family dining and entertaining, leading to a shaped lawn bordered by a paved walkway which continues to a wooden pergola currently housing a barbecue, a timber garden shed and an additional storage shed.



1 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



THE ACCOMMODATION COMPRISES

- Ground Floor -

Entrance Hall:

Living Room: 5.61m x 3.12m

Kitchen/Dining Room: 5.61m x 2.87m

Utility Room: 2.93m x 1.85m

WC Cloakroom

- First Floor -

Bedroom One: 5.64m x 3.15m

En-Suite:

Bedroom Two: 3.25m x 2.54m

Bedroom Three: 2.79m x 2.31

Family Bathroom:

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 Moreton Hall.

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DIRECTIONS

From our Ellesmere office, proceed north along Cross Street until reaching a roundabout, here take the first exit onto Willow Street and continue until reaching a further mini-roundabout where the second exit leads onto Scotland Street. Continue along Scotland Street and, at the traffic lights, turn left onto Canal Way. At the culmination of Canal Way, a right-hand turn leads onto Tetchill Brook Road. Proceed on Tetchill Brook Road for around 350ft past the children playpark, until the property is situated on the left and identified by a Halls "For Sale" board.

SERVICES

The property is understood to benefit from mains water, drainage, electric, and gas.

LOCAL AUTHORITY

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

COUNCIL TAX

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

TENURE AND POSSESSION

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

ANTI-MONEY LAUNDERING (AML) CHECKS

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.

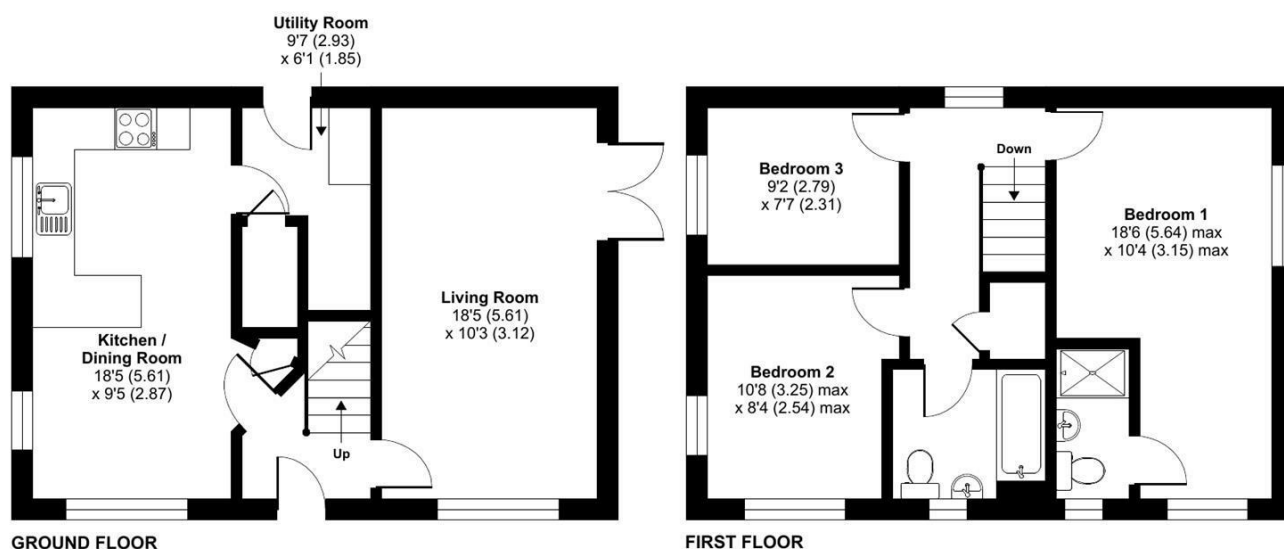
VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

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Approximate Area = 1008 sq ft / 93.6 sq m
For identification only - Not to scale

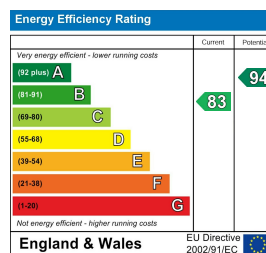


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Halls. REF: 1456505

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 Ratings



01691 622602

Ellesmere Sales

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