

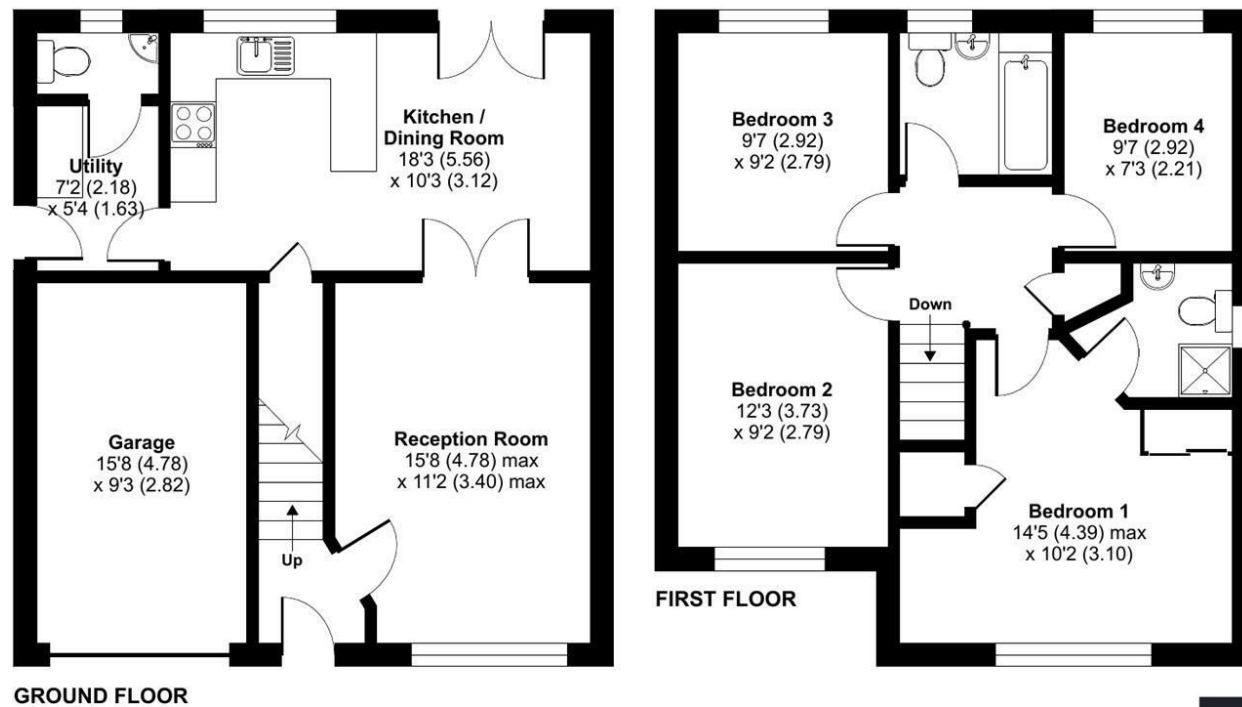
FOR SALE

29 Tetchill Brook Road, Ellesmere, SY12 0FA

Halls 1845



Approximate Area = 1084 sq ft / 100.7 sq m
Garage = 144 sq ft / 13.4 sq m
Total = 1228 sq ft / 114.1 sq m
For identification only - Not to scale



Halls 1845

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2026. Produced for Halls. REF: 1422576



FOR SALE

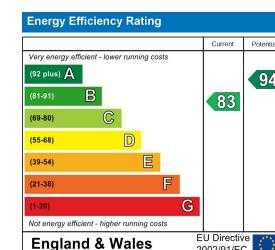
Offers in the region of £299,995

29 Tetchill Brook Road, Ellesmere, SY12 0FA

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 Rating



A well presented four-bedroom detached family home benefitting from thoughtfully designed living accommodation, driveway and garage, and attractive gardens enjoying a broadly southerly aspect, enviably situated on the perimeter of a popular development in Ellesmere.



01691 622602

Ellesmere Sales

1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@halls.gb.com



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

All distances approximate.



1 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Detached Family Home
- Circa 1,100 sq ft
- En-Suite to Master Bedroom
- South-Facing Gardens
- Driveway and Garage
- Edge of Popular Development

DESCRIPTION

Halls are delighted with instructions to offer 29 Tetchill Brook Road in Ellesmere for sale by private treaty.

29 Tetchill Brook Road is a modern four-bedroom detached family home which has been occupied by the current vendors since construction. The property boasts just under 1,100 sq ft of thoughtfully designed and well presented living accommodation all arranged across two generously proportioned floors.

The property is complemented by both front and rear gardens, with the former of these comprising driveway parking which leads on to an integral garage. The rear gardens enjoy a broadly southerly aspect, allowing for sun throughout the day, and back onto open scenery which unfolds across unspoilt farmland, whilst featuring an area of lawn bordered by a paved patio area.

SITUATION

Tetchill Brook Road 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 pitched external Porch which opens into an Entrance Hall, where stairs rise to the first floor and a door leads immediately to the right into an well proportioned Living Room, this featuring a window overlooking the front elevation, a bespoke selection of fitted storage units, and ample space for seating. From the Living Room, double doors open to the rear into a spacious Kitchen/Dining Room which runs almost the entire breadth of the property and serves as the heart of the home, with an attractive modern kitchen joined by planned space for dining positioned before patio doors onto the garden; thus allowing the room to function as a particularly sociable space, ideal for entertaining and family moments.

Completing the ground floor accommodation and accessed via the Kitchen is a useful Utility Room with space for white goods which also features a tertiary external door which exits onto the side. The Utility Room leads through to a Cloakroom ideal for guests.

Stairs rise to a first floor landing with recessed storage cupboard, from where doors provide access into four comfortably sized Bedrooms, these ideally suited to family living and with the rear Bedrooms enjoying particularly impressive elevated across the open countryside which unfolds to the south. The Master Bedroom is joined by an En-Suite comprising a modern suite, with the remaining Bedrooms served by a family Bathroom containing a panelled bath, hand basin, and low flush WC.

OUTSIDE

The property is approached over a tarmac driveway flanked to one side by an area of lawn retained within attractive box hedging, with the driveway culminating at an integral single Garage (approx. 4.78m x 2.82m) with metal up-and-over front access door and with power and light laid on.

The rear gardens enjoy a desirable southerly aspect and sit above open fields which stretch across scenic countryside. The gardens, at present, comprise and area of shaped lawn bordered by a paved patio area, the latter providing an ideal space for outdoor dining and entertaining; with a gate set in the rear fencing which opens onto a track leading through to Lakelands Academy, which provides a particular benefit to those buyers with children or those looking for easy dog-walking routes.

THE ACCOMMODATION COMPRISES

- Ground Floor -
Entrance Hall:
Living Room: 4.78m x 3.40m
Kitchen/Dining Room: 5.56m x 3.12m
Utility Room: 2.18m x 1.63m
Cloakroom:

- First Floor -
Bedroom One: 4.39m x 3.10m
En-Suite:
Bedroom Two: 2.92m x 2.79m
Bedroom Three: 3.73m x 2.79m
Bedroom Four: 2.91m x 2.21m
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.

W3W

///listening.situation.novelists

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 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.