

BOWEN

PROPERTY SINCE 1862



Asking Price £415,000

🏠 4 Bedrooms 🚿 2 Bathrooms

Fairfield, Elson Road, Ellesmere,
Shropshire, SY12 9EU

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General Remarks

Bowen are pleased with instructions to offer this attractive three storey semi-detached house for sale by private treaty. The property has been extended and updated whilst still retaining many original features to provide a deceptively spacious family home with versatile living accommodation. 'Fairfield' also enjoys an enclosed rear garden with off-road parking.

Location: 'Fairfield' occupies a desirable location on the fringe of the popular market town of Ellesmere offering an idyllic location to both town and countryside. The town 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, Wrexham and Shrewsbury as well as the City of Chester. There is a main line train station situated at the nearby village of Gobowen some 6 miles away which provides direct links to Birmingham and Chester and beyond.



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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

Partly Glazed Entrance Door into:

Entrance Hall: 13' 9" x 6' 5" (4.19m x 1.95m) Original tile floor, telephone point, radiator.

Sitting Room: 13' 11" x 12' 3" (4.25m x 3.74m) Bay window, original cast iron open fireplace with floral tile inset, tile hearth, timber surround and mantel. Coving to ceiling, ceiling rose, part wood panelling to wall, matching wall lights, two radiators.

Lounge: 19' 3" x 12' 4" (5.86m x 3.75m) Wood flooring, bay window, original cast iron open fireplace with floral tile inset and tile hearth. Coving to ceiling, ceiling rose, dado and picture rail, dimmer light switch, radiator.

Open Plan Kitchen/Dining Area: Terracotta tiles in a herringbone pattern.

Kitchen: 16' 9" x 9' 4" (5.11m x 2.85m) Spotlights to ceiling. Fitted kitchen comprising wall cabinets with matching base units with granite worktop and upstands. Built-in wine rack, pull-out full-length pantry storage. 'Neff' built-in double oven with 'Neff' built-in microwave above, AEG 5 ring hob in recess with pan drawers below. 1.5 stainless steel sink with waste tray set in granite work top and base cupboards below, integrated dishwasher, space for refrigerator/freezer.

Dining Area: 12' 4" x 12' 3" (3.77m x 3.73m) French doors onto garden. Two matching ceiling drop lights, two radiators.

Utility Room: 14' 10" x 6' 0" (4.53m x 1.84m) Tile effect vinyl flooring, range of matching fitted cupboards with worktop area, stainless steel and drainer set in worktop, spaces for washer and drier, radiator, halogen spotlighting. Stable style half-glazed door leading to outside.

Cloakroom: Tile effect vinyl flooring, low level WC, wash hand basin, partly tiled walls, sky light.

Spindle Staircase to first floor and landing area: 17' 11" x 6' 4" (5.47m x 1.94m) Airing cupboard housing 'Worcester' gas combi boiler. Radiator.

Bedroom 1: 12' 1" x 11' 6" (3.67m x 3.49m) Radiator.

En-suite Shower Room: 6' 5" x 6' 1" (1.95m x 1.85m) Laminate wood flooring, Glass sink with drawers below, low level flush WC, fully tiled corner shower cubicle, spotlights, extractor fan.

Bedroom 2: 19' 3" x 12' 4" (5.86m x 3.76m) Radiator, cast iron feature fireplace.

Bathroom: 9'5" x 9'3" (2.87m x 2.81m) Tile floor. Free standing oval bath with free standing taps, corner shower cubicle with dual shower head shower, shower panels to wall. low level flush WC, pedestal wash hand basin, extractor fan, spotlighting to ceiling, recess with wall shelves. Cast iron feature fireplace.

Bedroom 3: 12' 4" x 12' 3" (3.77m x 3.74m) Radiator, bay window, cast iron feature fireplace.

Spindle Staircase to second floor and landing area: 9' 6" x 6' 5" (2.89m x 1.95m) under eaves storage space, telephone point, side window.

Bedroom 4: 12' 2" x 8' 8" (3.7m x 2.64m) Sky light, radiator.

Outside: The property is approached over a gravel drive providing parking. Double wrought iron gates lead to the side of the property with additional parking if required. A timber gate allows access to the enclosed rear garden. The rear garden is mainly laid to lawn with a variety of mature trees, shrubs and plants. Gravel area providing ideal area for outdoor entertaining. Open countryside to the rear, outside tap.

Council Tax Band D EPC Rating 56|D

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

Directions: From Ellesmere proceed out of the town along the B5068 sign posted Dudleston Heath/St Martins. After a short distance the property can be identified on the left handside by the agents For Sale board.



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

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire. Tel: 0845 678 9000

