

BOWEN

PROPERTY SINCE 1862



Asking Price £265,000

20 Almond Drive, Ellesmere,
Shropshire, SY12 9PS

🛏 3 Bedrooms

🛀 2 Bathrooms

20 Almond Drive, Ellesmere, Shropshire, SY12 9PS



General Remarks

A spacious and immaculately presented three bedroom semi detached property occupying a quiet position within this popular new build development in Ellesmere. The accommodation briefly comprises: Hallway, Lounge, Utility Room, Cloakroom, Kitchen/Diner, Three Bedrooms, with En-suite and Bathroom. The property benefits from uPVC double glazing, gas central heating, good size enclosed rear garden and off-road parking. EPC Rating 84|B Council Tax 'C'.

Location: Located in the market town of Ellesmere in the heart of what is known as 'Shropshire's Lake District'. Ellesmere itself is a thriving market town with a comprehensive range of shops and amenities and idyllic surroundings for recreational use. Excellent Primary and Secondary schools along with the renowned Ellesmere College. Easily accessible to the larger towns of Oswestry, Wrexham, Shrewsbury along with the City of Chester. Good road links from the A5 to the motorway network. Nearby Gobowen has a main line train station with direct links to Birmingham and beyond.

Accommodation

Covered Canopy Porch with Partly Glazed Entrance Door leading into:

Entrance Hall: Wood effect flooring, stairs to first floor landing and doors off to:

Lounge: 17' 7" x 11' 4" (5.35m x 3.46m)
Continuation of wood effect flooring, bay window, two radiators, thermostat control, understairs storage cupboard with light and cloak rack. Door to:

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Your home may be repossessed if you do not keep up repayments on your mortgage

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.

Utility Area: Space and plumbing for washing machine and tumble dryer with worktop surface above, extractor fan and radiator.

Cloakroom: Pedestal wash hand basin with tiled splashback, low level flush w.c, radiator and extractor fan.

Kitchen/Dining Area: 15' 1" x 9' 11" (4.59m x 3.03m) Range of fitted matching base and eye level wall units with worktop surface/upstands over and inset 1.5 bowl stainless steel sink/drain. Integrated oven, grill, four ring gas

hob with stainless steel splash back and extractor hood above. Integrated appliances to include refrigerator, freezer and dishwasher. Radiator, wood effect flooring and double French doors with side glazed panels opening onto the rear garden.

Stairs to first floor landing: Storage cupboard, access to loft space and doors off to:

Bedroom 1: 12' 0" x 11' 4" (3.65m x 3.46m) Bay window, built-in sliding mirror door wardrobes with hanging rails and shelf. Two radiators and door to:





En Suite: 5' 10" x 5' 6" (1.78m x 1.68m) Tile floor, partly tiled walls, enclosed shower cubicle with mains fed shower, pedestal wash hand basin with tile splash. low level flush w.c., heated towel rail and extractor fan.

Bedroom 2: 10' 11" x 8' 8" (3.33m x 2.64m) Wood effect flooring and radiator.

Bedroom 3: 10' 11" x 6' 1" (3.33m x 1.86m) Wood effect flooring and radiator.

Bathroom: 5' 9" x 6' 10" (1.75m x 2.08m) Tile floor, partly tiled walls. Spot lights to ceiling. Matching suite comprising panel bath with shower attachment and shower screen. Pedestal wash hand basin, low level wc, heated towel rail.

Outside: The property is approached over a concrete slab pathway leading to the front entrance door. There is a small lawned area to the front and a tarmac drive to the side providing ample parking, A timber gate provides access to the enclosed rear garden. The garden to rear is mainly laid to lawn with a small patio area.

Council Tax Band: Council Tax Band - 'C'.

Local Authority: Shropshire Council

EPC Rating: EPC Rating - Band 'B' (84).

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

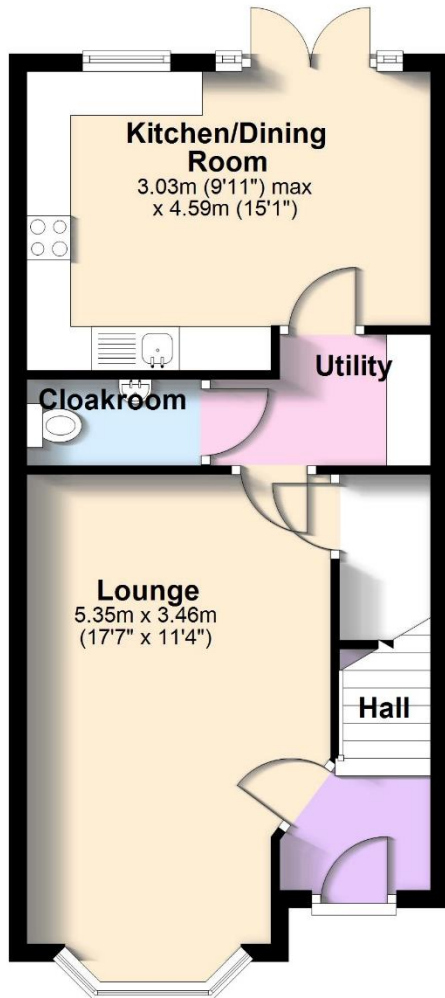
Services: We understand that mains electricity, gas, water and drainage supplies are connected.

Directions: From Ellesmere proceed out of the town along Trimpley Street (B5068) passing the primary school on the left. After a short distance turn left into Elson Park continue along Cherry Drive taking the fifth turning right into Almond Drive proceed straight ahead keeping to the right and No: 20 will be identified on the right hand side.



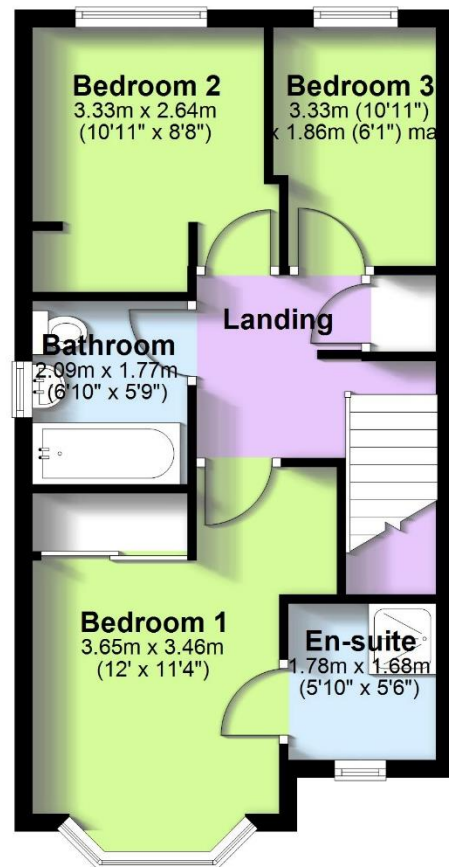
Ground Floor

Approx. 47.0 sq. metres (505.9 sq. feet)



First Floor

Approx. 46.6 sq. metres (501.4 sq. feet)



Total area: approx. 93.6 sq. metres (1007.3sq. feet)

Measurements shown are at the widest points of each room and as such are for information purposes only. They may vary from actual measurements and are not to scale.
Plan produced using PlanUp.

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