

BOWEN

PROPERTY SINCE 1862



Asking Price £300,000

3 Bedrooms 1 Bathroom

Oakwood, Tetchill, Ellesmere, SY12 9AP

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General Remarks

Situated in the sought-after village of Tetchill close to the lakeside market town of Ellesmere and within easy reach of the A5/483 bypass

An immaculately presented deceptively spacious link detached bungalow standing in good size enclosed garden with off road parking.

The property has over the last two years been fully refurbished throughout and has been maintained to a very high standard and the agents recommend an early inspection.

Location: The property is located in the picturesque village of Tetchill approximately 1 mile from 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.



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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.

Partly Glazed Entrance Door:

Entrance Hall: Tile floor, spotlights to ceiling, built-in storage cupboard, radiator, thermostat control switch.

Lounge: 15' 11" x 11' 10" (4.86m x 3.61m) Coal effect electric stove set on a raised brick, ceiling rose, radiator.

Dining Room: 18' 11" x 9' 8" (5.76m x 2.94m) Dual aspect with bay window to front and half glazed door onto the rear garden. Radiator, access to roof space.

Kitchen/Breakfast Room: 21' 9" x 8' 7" (6.64m x 2.61m) Tile floor, dual aspect windows. Extensive range of fitted wall cupboards and matching base units with worktop surface above, 1.5 stainless steel sink and unit with drainer, 'Hotpoint' electric cooker with double oven with 4 ring hob, extractor hood above, partly tiled walls, spaces for washing machine/tumble dryer & refrigerator/freezer.

Conservatory: 10' 7" x 10' 0" (3.22m x 3.04m) Tile floor, centre ceiling light/fan, radiator. Double doors opening to the patio area and outside.

Inner Hall: Access to roof space. Airing cupboard housing slatted shelves and 'Horstmann' programmer.

Bedroom One: 11' 9" x 10' 8" (3.59m x 3.26m) Built-in wardrobes to one wall, radiator.

Bedroom Two: 10' 2" x 8' 8" (3.11m x 2.63m) Built-in sliding door wardrobe to one wall, radiator.

Fully Tiled Shower Room: 8' 0" x 5' 7" (2.44m x 1.71m) Tile floor, combined toilet and sink vanity unit wall mounted, fitted wall mirror above, walk-in shower 'Triton Ivory' electric shower, touch screen wall mirror, extractor fan, heated towel rail.

Bedroom Three/Study: 10' 5" x 6' 7" (3.17m x 2.01m) Tunnel sky light, built-in double door wardrobe, radiator.

Outside: Oakwood is approached over a tarmac drive providing parking. The property is slightly elevated with a lawn area to the front with a variety of mature shrubs and plants. A side gate provides access to the enclosed rear garden which enjoys a good size patio area ideal entertainment space. Beyond the garden is set on two levels which again for ease of maintenance is mainly down to stone. There is a vast variety of established trees, shrubs and flowering plants interspersed throughout the garden and several seating areas. Timber garden shed, external wall tap.

Tenure: The property is understood to be freehold with vacant possession upon completion.

Council Tax band 'C' EPC rating 49|E:

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

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

Directions: From the agents office proceed out of the town along Birch Road and follow road past the Marina on your left. Continue for approximately 1 mile into the village of Tetchill, after a short distance the property can be identified on the right hand side identified by the agents for sale board.

What3Words: ///trending.herd.sudden:





Oakwood, Ellesmere Road, Tetchill, SY12 9AP



Total Area: 113.3 m² ... 1219 ft²

All measurements are approximate and for display purposes only

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