

Asking Price £140,000

4 Laburnum Drive, Ellesmere, SY12 9PL



4 Laburnum Drive, Ellesmere, SY12 9PL







General Remarks

Recently modernised and updated mid-terrace house & garage with an enclosed rear garden situated in a small cul-de sac location on an established residential development within walking distance of Ellesmere town centre and local amenities.

Location: The popular market town of Ellesmere 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 and Shrewsbury as well as the cities of Wrexham and Chester. There is a main line train station situated at the nearby village of Gobowen some 6 miles away which provides links to Birmingham, Chester and beyond.

Accommodation

Half Glazed Door into Entrance Porch: Tile floor. 'Vaillant' wall mounted gas boiler, cloaks rack.

Half Glazed Door into Entrance Hall: Wood effect flooring, radiator.

Kitchen: 9' 9" x 5' 5" (2.96m x 1.64m) Wood floor, partly tiled walls, stainless steel sink and drainer, wall and base units, worktop surface, space for fridge/freezer/washing machine, amica oven and 4 ring hob, extractor hood.

Living Room: 14' 0" x 9' 0" (4.27m x 2.75m) Wood effect flooring, radiator, spotlights to ceiling.

Conservatory: 10' 8" x 7' 9" (3.26m x 2.35m) Tile floor, wall lights. Door leading onto decking and rear garden.

Staircase to first floor and landing area: 8' 10" x 5' 10"

(2.70m x 1.77m) Access to roof space, radiator.

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 expressively 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.











Shower Room: 7' 8" x 5' 5" (2.34m x 1.64m) Tile floor. Double walk in fully tiled shower with mains fed shower, vanity sink unit with touch screen mirror above, low level flush wc, radiator.

Bedroom: 10' 2" x 9' 0" (3.11m x 2.75m) Built-in store cupboard and wardrobe with hanging rail and shelves. Radiator and spotlights to ceiling.

Outside: The property is open plan to the front which is laid with stone for ease of maintenance. A concrete slab pathway leads to the front of the house. The enclosed rear garden provides privacy and enjoys a raised decking area for entertaining with the remainder of the garden laid to lawn. Gate allowing access to the rear of the garden area. **Garage:** 16' 7" x 8' 3" (5.06m x 2.52m) 'up' and over' door.

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

EPC Rating 70|C Council Tax Band 'A':

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire. SY2 6ND Tel: 0345 678 9000.

Directions: Proceed out of the town along Trimpley Street (B5068) sign posted Dudleston Heath. After a passing the Primary School turn left into Cherry Drive continue for a short distance, taking the fourth exit into Laburnum Drive where No: 4 will be identified on the right handside by the agents for sale board.

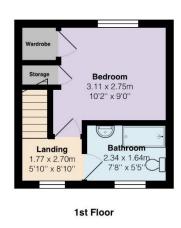




4, Laburnam Drive, Ellesmere, SY12 9PL







 $\label{eq:Total Area: 62.1 m^2 ... 669 ft^2}$ All measurements are approximate and for display purposes only

