

9 Telford Avenue Ellesmere SY12 0GE



4 Bedroom House
Offers In The Region Of £360,000

The features

- DECEPTIVELY SPACIOUS DETACHED FAMILY HOME
- LOUNGE, KITCHEN/ DINING ROOM, UTILITY & CLOAKROOM
- TWO FURTHER DOUBLE BEDROOMS AND FAMILY BATHROOM
- ENCLOSED WELL ESTABLISHED REAR GARDEN
- INTERNAL INSPECTION ESSENTIAL
- ENVIABLE POSITION ON THE EDGE OF ELLESMERE
- PRINCIPAL BEDROOM AND GUEST BEDROOM WITH EN SUITE
- DRIVEWAY AND GARAGE WITH AMPLE OFF ROAD PARKING
- ENERGY PERFORMANCE RATING ' '



*** BEAUTIFULLY PRESENTED FAMILY HOME ***

An opportunity to purchase this beautifully presented four bedroom detached family home offering deceptively spacious living accommodation perfect for the growing family.

The property occupies an enviable position on the edge of this popular North Shropshire market Town of Ellesmere boasts an excellent range of amenities and ease of access to the nearby Market Town of Oswestry which boasts a further range of amenities.

Briefly comprising of entrance hall, lounge, kitchen/ dining room, utility room, cloakroom, principal bedroom with en suite, guest bedroom with en suite, two further bedrooms and family bathroom.

Having benefit of gas central heating, double glazing throughout, driveway and garage with off road parking and enclosed rear garden.

Viewings essential.

Property details

LOCATION

The property occupies an enviable position on the edge of this popular North Shropshire market Town of Ellesmere boasts an excellent range of amenities including major supermarket, doctors, churches, restaurants/public houses, independent stores and many recreational facilities including the famous Mere and beautiful walks. For commuters there is ease of access to the County Town of Shrewsbury and the larger market Town of Oswestry along the A5/M54 motorway network.

ENTRANCE HALLWAY

Covered entrance and entrance door leading into the entrance hallway. Laminate wooden effect flooring. Radiator, doors leading off,

LOUNGE

Naturally well lit with two windows to the front aspect. TV and media point. Radiator, staircase leading to the First Floor Landing, leading into,

KITCHEN

Attractively fitted with a range of base level units comprising of cupboards and drawers with work surface over. One and a half bowl drainer sink with mixer tap. Integrated double oven/ grill, and inset four ring electric hob with extractor hood over. Integrated fridge/ freezer with matching fascia panel and space below work surface for dishwasher. Further range of wall mounted units, kitchen island with base level units and work surface over. Tiled flooring, window to the rear aspect.

DINING ROOM- With french doors to the Rear Aspect, space for dining table, tiled flooring, door leading into the Garage, further door leading into,

UTILITY ROOM

With door to the rear aspect, leading into the Rear Garden. Base level unit with work surface over. Single drainer sink set into base level unit, space below work surface for washing machine and tumble dryer. Radiator, door leading into,

CLOAKROOM

With window to the side aspect, WC and wash hand basin. Radiator,

FIRST FLOOR LANDING

Stairs lead from the Lounge to the First Floor Landing, door opening to airing cupboard, access to loft space. Radiator, doors leading off,

PRINCIPAL BEDROOM

Double bedroom naturally well lit with three windows to the front aspect. Fitted wardrobes with mirrored doors. Radiator, door leading into,

EN SUITE

With window to the side aspect and suite comprising of shower cubicle, WC and wash hand basin. Partially tiled walls, wall mounted mirror. Heated towel rail.

BEDROOM 2

With window to the front aspect. Radiator, door leading into,

EN SUITE

With window to the side aspect and suite comprising of shower cubicle, WC and wash hand basin. Heated towel rail.

BEDROOM 3

With window to the rear aspect. Radiator.

BEDROOM 4

With window to the rear aspect. Radiator.

FAMILY BATHROOM

With window to the side aspect. Suite comprising of panelled bath with shower head over and partially tiled walls. Wc and wash hand basin. Tiled flooring. Heated towel rail.

GARAGE

With up and over door to the front aspect. Door to the rear aspect leading into the kitchen. Power and lighting.

OUTSIDE

To the front of the property there is a driveway providing ample parking and leading to the Garage. Paved pathway leading to the Entrance door, side access gate leads to the Rear Garden. The rear garden is largely laid with lawn, range of established specimen trees and enclosed with fencing.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold..

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

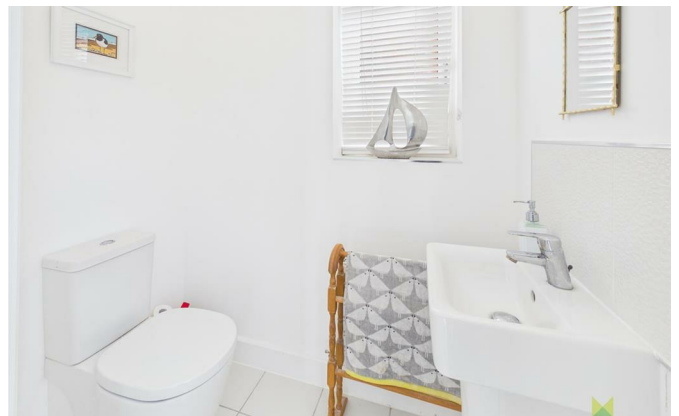
NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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4 Bedroom House

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Floor 0



Floor 1



Approximate total area⁽¹⁾
1384 ft²
128.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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