

# Town & Country

Estate & Letting Agents



**8 Willow Crescent, Ellesmere, SY12 0AJ**

**Offers In The Region Of £395,000**

Town and Country Oswestry offer this beautiful detached period home set in a quiet end of cul de sac position with large, well tended gardens and an immaculate interior. The accommodation comprises hallway, lounge, large kitchen/ dining/ family room, spacious garden room, utility, cloakroom, three bedrooms and a modern bathroom. There is parking for several vehicles along with a detached garage. Ellesmere offers all amenities including shops and schools whilst the famous lake is a short walk away. Good road links link the town to larger towns and cities.



### Directions

Follow the road out of the town and follow the road towards Whittington. At the roundabout proceed straight over and into the village of Whittington. Proceed along to the T junction and turn left. Take the next right towards Ellesmere. Follow this road along until entering Ellesmere. On entering the town proceed along to the traffic lights and head into the town. At the next mini roundabout take the first left and head up the hill. Take the third turning on the left into Willow Crescent where the property will be found at the end on the right hand side.

### Porch

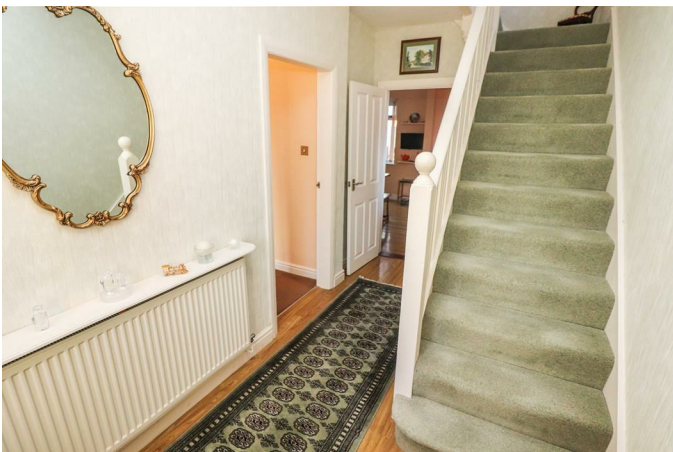
The porch has a quarry tiled floor, UPVC doors to the front and door leading into the property.

### Hall



The good sized hall has the original stained glass door with stained glass top windows and side panels, stairs leading off to the first floor, radiator, wood effect flooring, built in under stairs cupboard and doors leading to the lounge and kitchen.

### Additional Photograph



### Lounge 11'11" x 11'7" (3.64m x 3.54m)



The lounge had a square bay window to the front, coved ceiling, wall lights and an inset electric fire with marble hearth and wood surround

### Kitchen/Dining Room 19'1" x 10'0" (5.83m x 3.07m )



The spacious kitchen has a good range of base and wall units in cream shaker framed style with contrasting work surfaces over, stainless steel double sink with a mixer tap, Rangemaster double oven and gas hob, chimney style extractor fan over, part tiled walls, integrated dishwasher and fridge, modern vertical radiator, wood effect flooring, window to the side, spotlights, radiator and doors to the utility and rear lobby. A glazed door also leads through to the conservatory.



### Additional Photograph



### Additional Photograph



### Additional Photograph



### Utility Room 4'1" x 5'7" (1.25m x 1.72m )

Having wood effect flooring, window to the side, plumbing for appliances and solid wood worksurfaces.

### Rear Lobby

Having a door to the front, wood flooring and a door leading to the cloakroom.

### Cloakroom

The cloakroom has a window to the rear, W/C, wash hand basin on a vanity with a mixer tap over, wood flooring, loft hatch, radiator and wall mounted Worcester gas boiler.

### Landing

### Conservatory 18'6" x 10'7" (5.64m x 3.23m )



The impressive conservatory overlooks the rear garden and has underfloor heating, tile effect flooring, wall lighting, a door leading out to the front and French doors leading onto the rear garden.

The bright landing has a window to the side and doors leading to the bedrooms and the bathroom.



**Bedroom One 11'7" x 10'5" (3.55m x 3.2m )**



A good sized double bedroom having a square bay window to the front, radiator, coved ceiling and a range of built in wardrobes and dressing table providing great storage.

**Bedroom Two 9'1" x 13'7" (2.79m x 4.15m)**



A further double bedroom with a window to the rear with views over the garden, radiator and built in wardrobes and dressing table providing great storage.

**Bedroom Three 7'7" x 7'8" (2.33m x 2.36m )**



The third bedroom has a window to the front, radiator and coved ceiling.

**Bathroom 6'10" x 7'7" (2.09m x 2.32m )**



The modern bathroom has recently been refitted and has a window to the rear, fully tiled walls, vinyl flooring, wash hand basin on a vanity unit with a granite top, mixer tap and inset sink, shaver point, heated towel rail, spotlights, loft hatch, W/C and a large double walk in shower with two shower heads.

**Front Garden**



The property is approached from the cul de sac over a gravelled driveway providing parking for several cars leading to the detached garage.

**Timber Garage 11'8" x 17'5" (3.56m x 5.32m )**

The detached garage has power and lighting along with double doors to the front.



## Rear Garden



The rear garden is another great feature of this lovely property having a paved patio off the conservatory and raised flower beds. There is a gate to the front and steps leading down to the lawned and shrubbed gardens,. There is also a summerhouse to the far end of the garden, rockery and patio to the side along with an ornamental pond. There is also a large built in area under the conservatory offering fantastic storage for garden tools and gardening items.

## Additional Photograph



## Additional Photograph



## Additional Photograph



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## Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

## Hours Of Business

Our office is open:  
Monday to Friday: 9.00am to 5.30pm  
Saturday: 9.00am to 4.00pm

## To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

## To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

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## Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band D.

## Services

The agents have not tested the appliances listed in the particulars.

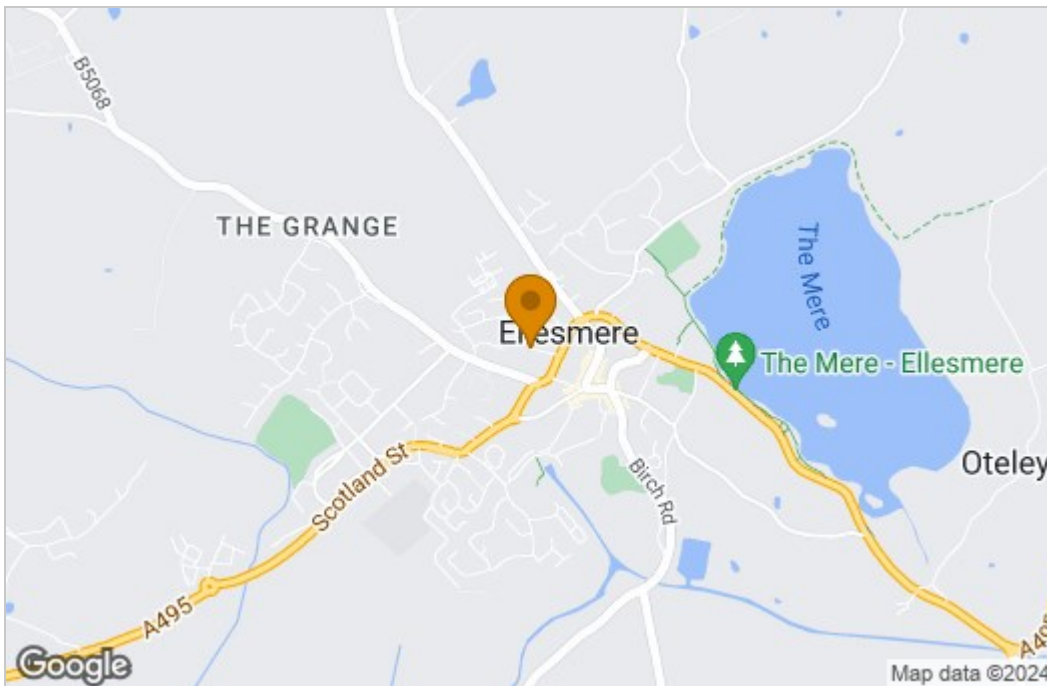
## Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

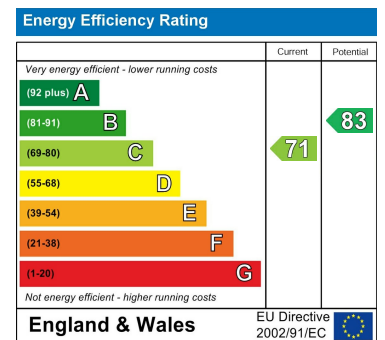
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Floor Plan

## Area Map



## Energy Efficiency Graph



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