

# Town & Country

Estate & Letting Agents



**Wackley Villa Elson Road, Ellesmere, SY12 9EU**

**£264,500**

Welcome to Elson Road, Ellesmere - a charming Victorian semi-detached property that boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms and two bathrooms, there is ample space for a family. The generous enclosed rear garden, overlooks fields beyond and is a lovely place to sit out. Built in 1905 this property is situated in the popular market town of Ellesmere, you'll have all the amenities you need right at your doorstep. From quaint shops to cosy cafes, this vibrant town has something for everyone. And let's not forget the good-sized rear garden - a tranquil oasis where you can unwind after a long day. Contact us today to arrange a viewing.

### Directions

From our office on Willow Street, proceed out of the town on the Gobowen road. On reaching the roundabout turn left and follow the A483 (A5) to the next roundabout. Take the right exit off signposted Ellesmere and St Martins. Proceed into the village of St Martins where Stans superstore will be seen on the left. At the roundabout follow the signs for Ellesmere. Continue along until reaching the village of Dudleston Heath. Proceed along through the village until reaching the town of Ellesmere, the property will be seen on the left hand side identified by our For Sale board.

### Accommodation Comprises

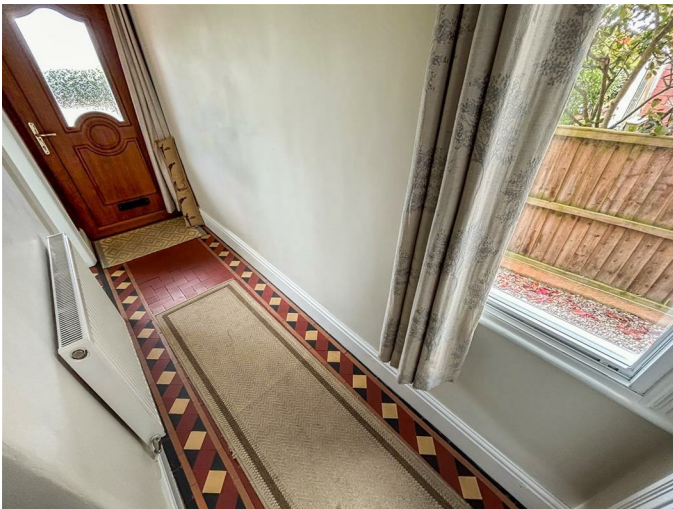
#### Porch

The covered porch has a quarry tiled floor and leads to the front door of the property.

#### Front Door



#### Hallway



With original decorative quarry tiled floor, radiator, arched feature, stairs leading to the first floor and doors through to the living room and dining room.

#### Lounge 11'3" x 10'9" (3.45 x 3.28m)



Typical Victorian features continue with coved ceiling, picture rail, bay window to the front, log burner set on decorative fireplace with tiled surround and mantle, TV point and a radiator.

#### Sitting/Dining Room 15'3" x 12'0" (4.65 x 3.68m)



A second generous reception room currently used as a dining room and second sitting room, feature fireplace with decorative surround and wooden beam over, radiator, TV point, radiator, wood effect flooring, a window to the side and glazed double doors to the rear. A door leads to a generous understairs storage cupboard.

### **Kitchen 11'6" x 8'9" (3.53 x 2.69m)**



The kitchen sits at the rear of the property, has a window to the side and has a range of base and wall units with contrasting work surfaces over, stainless steel single bowl sink with mixer tap and drainer, integral electric oven and gas hob, plumbing and space for a washing machine, tiled floor, part tiled walls, space for a fridge and freezer and access to the roof space via a loft hatch. Leading off the kitchen is the utility room.

### **Utility Room 6'6" x 5'10" (2.0 x 1.80m)**



The utility room has space for appliances tiled floor, radiator and a door leading out to the rear garden.

### **Downstairs Shower Room**

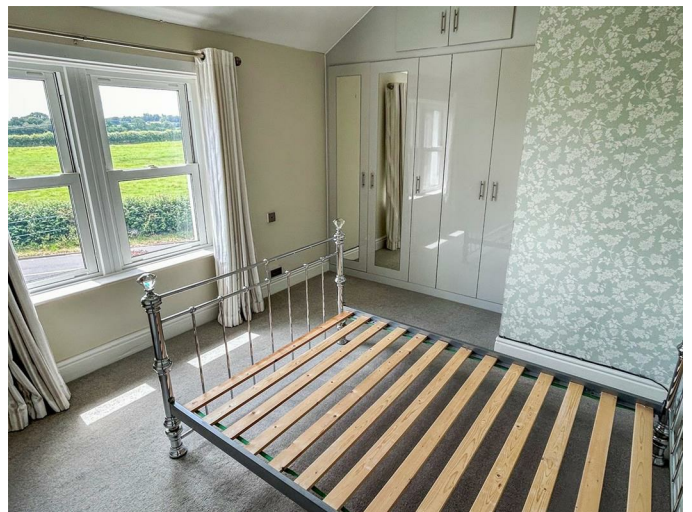


A useful space comprising shower cubicle with electric shower, wash hand basin, W/C, tiled floor, part tiled walls an extractor fan.

### **Landing**

From the landing, doors lead to the bedrooms and bathroom, there is access to the roof space via a loft hatch, airing cupboard which houses the central heating boiler and has some shelving for useful storage.

### **Bedroom One 15'1" x 10'7" (4.62 x 3.23m)**



Bedroom one sits to the front of the property and has a window taking in the views of the surrounding fields, there is a range of stylish built in wardrobes and storage and a radiator.

## Views from Bedroom One



## Bedroom Two 9'4" x 7'1" (2.87 x 2.18m)



Bedroom two has a window to the rear with lovely views over the rear garden and surrounding fields and a radiator.

## Bedroom Three 9'4" x 6'5" (2.87 x 1.98m)



With a window to the rear overlooking the garden and a radiator.

## Bathroom



With a window to the side the bathroom has a corner bath with electric shower over, W/C, wash hand basin, original wooden floorboards, part tiled walls, an extractor fan and a heated towel rail.

## To The Front of the Property

To the front there is a large gravelled driveway providing ample parking. Steps lead to the front door of the property and a pathway with gate provides access to the side and rear of the property.

## To The Rear of the Property



The good sized rear garden has views over the fields beyond so is a quiet place to sit. There are areas -landed with shrubs, a patio and decked seating area and an area laid to lawn. There is also a shed providing useful garden storage.

## Rear Garden



## Rear Garden



## 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 C.

## 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.

## Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

## 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.

## 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

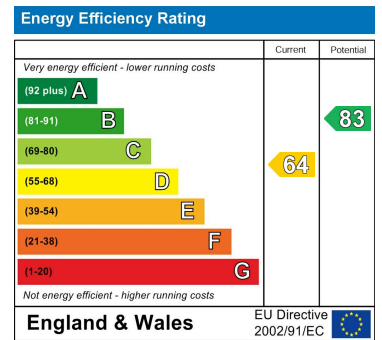


Total area: approx. 93.3 sq. metres (1003.9 sq. feet)

# Area Map



# Energy Efficiency Graph



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