

Town & Country

Estate & Letting Agents



2 Brownlow Court Wharf Road, Ellesmere, SY12 0FG

£185,000

Dating back to 1850 and converted in 2007. Town and Country Oswestry offer this truly delightful character property located in a private 'tucked away' position within the pretty and vibrant market town of Ellesmere. The property is set over three floors and offers spacious, beautifully appointed and decorated rooms having had a full scheme of updating and renovation. Formerly one of the village bakeries, there is lots of character with exposed beams and vaulted ceilings. There is also a courtyard garden to the front and gravelled area for two cars. Ellesmere offers all daily amenities along with the lovely mere and rural walks close by. A must see property in a fantastic location!!

Directions

From Our Oswestry office proceed out of town heading towards Whittington. On reaching Whittington follow the signposts for Ellesmere. Follow the road into the town passing through the traffic lights. As you proceed down the hill to the roundabout take the second exit into the town. Follow the road along for approximately 200 metres before turning right onto Wharf Road. Take the first left and follow the lane down for approximately 50 metres where the property will be found on the left hand side.

Overview

The property is full of original character with exposed beams, vaulted ceilings and a versatile and interesting layout. Formerly one of the village bakeries, there are still features in place that reveal its history. Being immaculate both inside and out, the property is in walk in turn key condition and is ideal for those who want something a little different and easy to maintain. The location of the property is also another great feature. Sitting in a private, tucked away spot yet within a two minute walk to the town centre of the pretty and thriving market town of Ellesmere. The town has many great attributes including the mere that is also within walking distance and the famous canal ideal for those who like countryside walks and stunning scenery. Good road links connect the property to larger towns such as Oswestry and Shrewsbury and access to motorways and railways (Chirk and Gobowen stations).

Hallway



The bright and welcoming hallway has double glazed doors to the front, part glazed double doors leading through to the kitchen letting in lots of light, modern vinyl flooring, radiator and a staircase leading to the first floor.

Additional Photo



Kitchen/ Dining Room 16'4" x 12'9" (5.00m x 3.90m)



The good sized kitchen/ dining and family room has a window to the front and modern vinyl flooring. The kitchen area is fitted with a good range of base and wall units with contrasting work surfaces over, stainless steel sink with a mixer tap over, space for appliances, Lamona electric oven, gas four ring hob over with a chimney style extractor fan, wall mounted bxi gas fired boiler, radiator, spotlighting and a useful built in under stairs cupboard.

Additional Photo

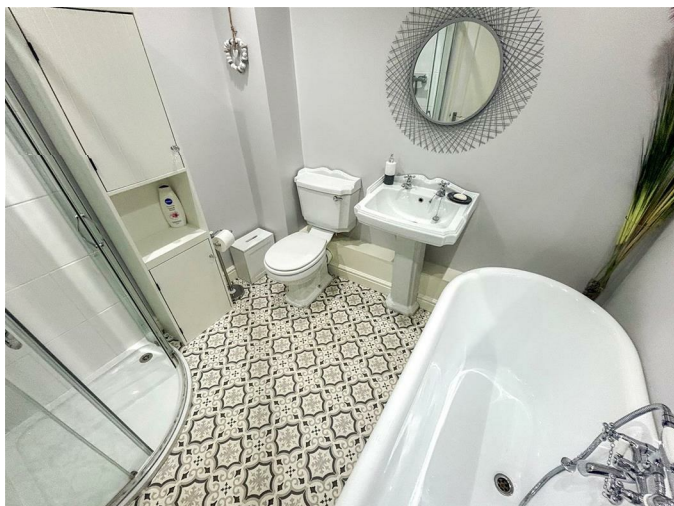


First Floor Landing



The landing area has doors leading to the family bathroom and the bedroom/ lounge. Stairs lead off to the second floor accommodation with feature structural beams adding to the character.

Family Bathroom



The well appointed family bathroom is fitted with a white suite comprising a free standing roll top bath with central mixer taps and a shower head over, low level w.c., wash hand basin, heated towel rail, corner shower cubicle with shower, modern vinyl flooring, extractor fan and spotlighting.

Lounge/ Bedroom 16'0" x 8'0" (4.90m x 2.45m)



The first floor bedroom is currently used by the owner as a lounge and offers versatile living. Having modern vinyl flooring, radiator and a lovely Juliette balcony and double doors opening onto the front of the property.

Additional Photo



Second Floor Landing



The second floor landing area has exposed structural timbers and a vaulted ceiling giving a good feeling of space. There is a velux window and a space ideal for a home office as there is lots of natural light, Doors lead to the bedroom and the shower room.

Shower Room



The shower room is fitted with a modern suite comprising a corner shower cubicle with a mains powered shower, modern vinyl flooring, low level w.c., wash hand basin, structural exposed timbers and a heated towel rail.

Bedroom 11'5" x 12'3" (3.50m x 3.75m)



The top floor double bedroom is a great size and has a window to the front, vaulted ceiling with exposed structural timbers, modern vinyl flooring and a radiator. A door leads through to a large walk in wardrobe/ dressing area with lots of storage and hanging space. There is also a useful storage area above the wardrobe offering lots of space.

Additional Photo



Additional Photo



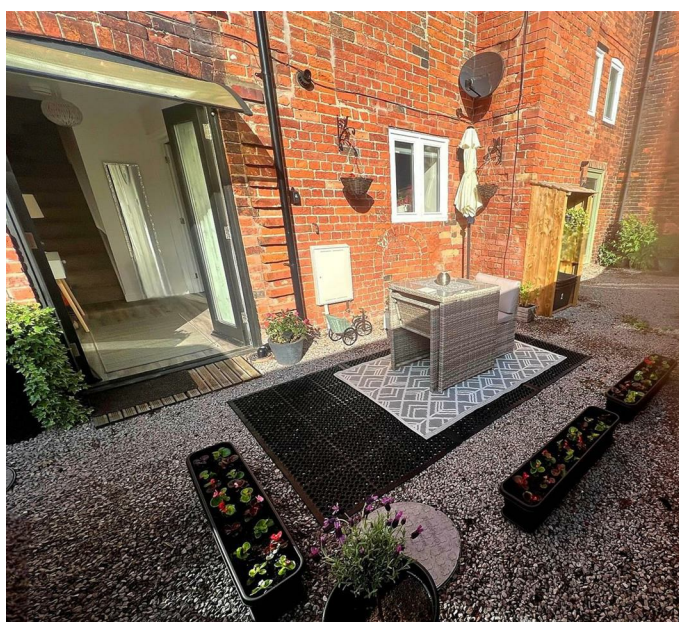
Dressing Room 8'8" x 4'5" (2.65m x 1.35m)



Additional Photo



To The Outside



The property is accessed from the lane onto a pretty gravelled courtyard area that is a real sun trap. A lovely place to sit out and relax during the warmer months.

Parcel of Land



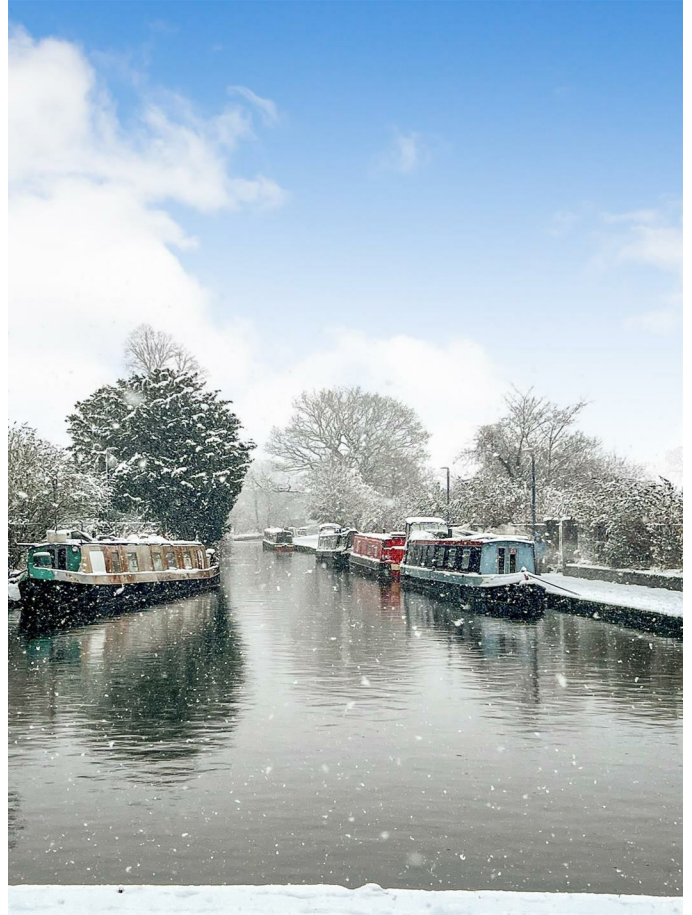
The property also has the benefit of a parcel of land across from the property that is gravelled and ideal for parking up to two vehicles.

Location



The property is located just a five minute walk away from the famous Ellesmere mere. A fantastic location for country walks and taking in the scenery. The Shropshire union canal is also within easy reach providing great walks and a lovely setting.

Additional Photo



A photo showing the beautiful canal in the wintertime.

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, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

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.

To Book a Viewing

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

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 A.

Services

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

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.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

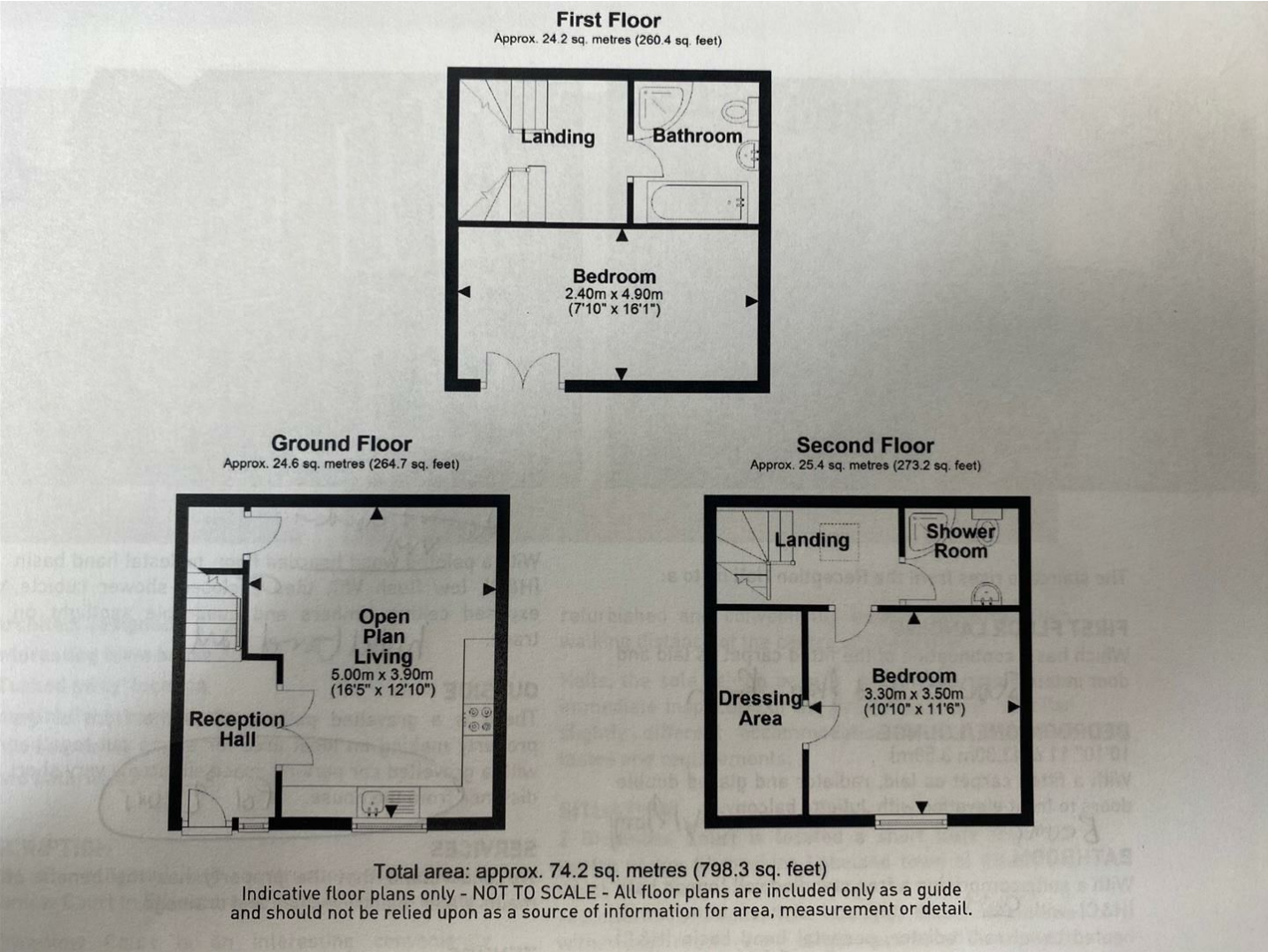
Saturday: 9.00am to 2.00pm

Additional Information

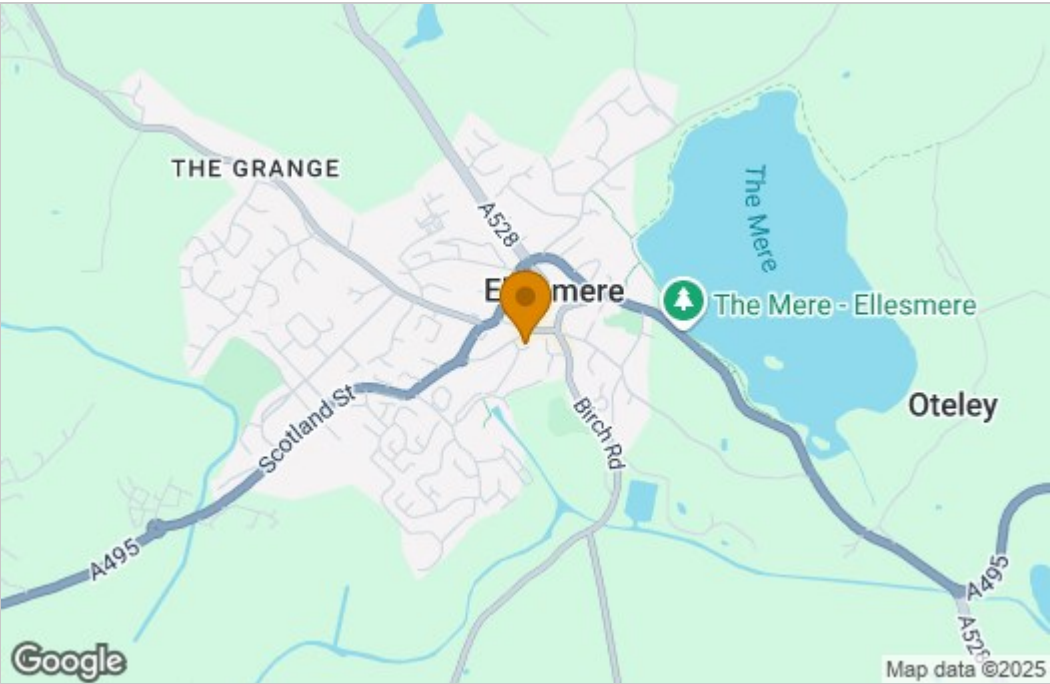
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

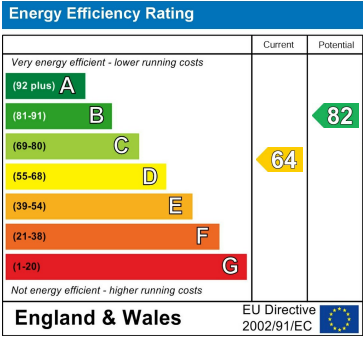
Floor Plan



Area Map



Energy Efficiency Graph



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