Town & Country
Estate & Letting Agents

13 Beech Drive, Ellesmere, SY12 0BU

Offers In The Region Of £269,950

Located in the charming Beech Drive, Ellesmere, this extended semi-detached house presents an excellent opportunity for families seeking a well-maintained and spacious home. Built in 1955, the property boasts a generous 1,313 square feet of living space, thoughtfully designed to accommodate modern family life. The residence features two inviting reception rooms, perfect for both relaxation and entertaining guests. With four well-proportioned bedrooms, there is ample space for family members or guests. The property also includes two contemporary bathrooms, ensuring convenience and comfort for all. The modern kitchen is a highlight of the home, offering a stylish and functional space for culinary enthusiasts. The property has been meticulously maintained throughout, allowing you to move in with ease and enjoy the comforts of home from day one. Situated in a sought-after and vibrant town location, this property is ideally placed close to a variety of amenities, including shops, schools, and parks, making it perfect for families. Additionally, the house provides off road parking and large garden, adding to the convenience of this delightful home. In summary, this extended semi-detached house on Beech Drive is an ideal family home, combining modern living with a prime location. Don't miss the chance to make this wonderful property your own.

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 and take the right turning opposite the school. Follow the road and take the first left into Beech Drive where the property will be found on the left hand side.

Accommodation Comprises

Porch

The porch has a part glazed entrance door to the front with glazed side panels. A door leads into the hallway.

Hallway

The hallway has a window to the side and stairs to the first floor. Doors lead to the lounge and the kitchen.

Lounge 10'10" x 15'4" (3.31m x 4.68m)

This spacious, bright lounge has a window to the front aspect, wooden flooring throughout, Adams fire place with electric fire inset and a radiator.

Kitchen/ Dining Room 9'11" x 20'5" (3.04m x 6.24m)

The kitchen/ dining room comprises a range of modern wall mounted and base units with worktop over, part tiled walls, single sink and drainer unit with mixer tap over, display cupboards, integral microwave, range cooker/stove with a six ring gas hob over with a chimney extractor fan over. Space for a fridge and an attractive built-in Welsh dresser. Doors lead through to the rear lobby and the utility.

Additional Photo

Additional Photo

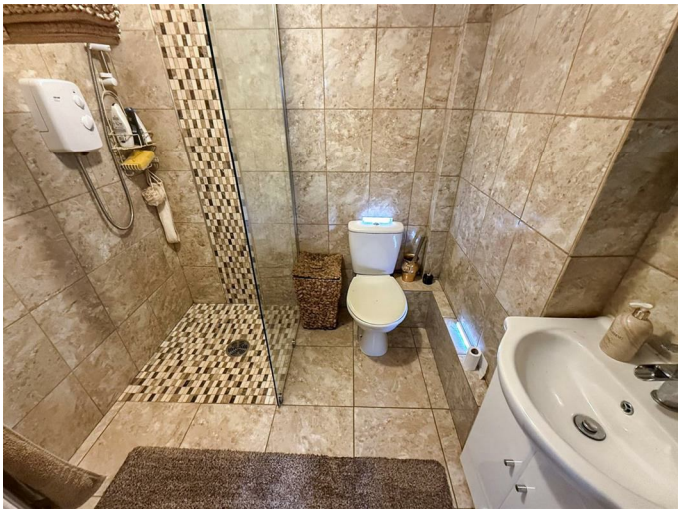
Utility Room 10'2" x 5'7" (3.11m x 1.72m)

The utility is fitted with further wall and base units, Valliant gas boiler and space for appliances. Vinyl flooring and part glazed door to the side. Window to the rear aspect.

Rear Hall

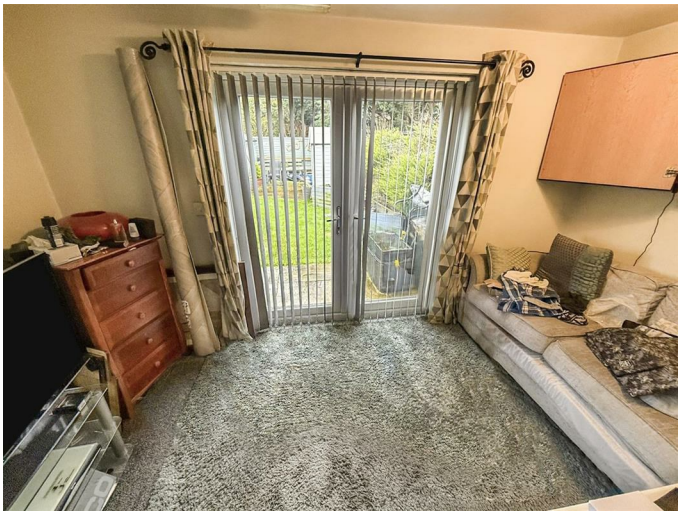
The rear hall has a tiled floor and part glazed door to the side leading out to the garden. Doors lead to the ground floor bedroom and the shower room.

Shower Room



The downstairs shower room has fully tiled walls, WC, wash hand basin on a vanity unit with mixer tap over and electric Triton shower, extractor fan and heated towel rail.

Ground Floor Bedroom 9'4" x 12'8" (2.86m x 3.88m)



A very versatile space having a window to the side and French double doors which lead into the rear garden.

First Floor Landing

With a window to the side and access to the roof space via loft hatch (The loft hatch is a great space and ideal for conversion - subject to planning). Linen cupboard providing extra storage. Doors lead to the bedrooms and the bathroom.

Bedroom One 12'2" x 15'3" (3.73m x 4.65m)

A good sized double bedroom having a window to the front aspect and radiator.

Bedroom Two 15'3" x 8'10" (4.65m x 2.69m)

Another good sized double bedroom having a window to the rear aspect, radiator and a coved ceiling.

Bedroom Three 6'8" x 10'9" (2.05m x 3.28m)

The third good sized bedroom has a window to the front aspect and radiator.

Family Bathroom 6'11" x 5'6" (2.12m x 1.69m)

The bathroom comprises a panel bath with electric shower over, WC and wash hand basin, heated towel rail and fully tiled walls with vinyl flooring. Window to the rear.

To The Outside

To the front of the property the garden is mainly laid to lawn with a pathway leading to the front entrance porch. A driveway at the side provides parking with a low wall boundary.

Rear Gardens

The rear garden has an Indian stone patio perfect for entertaining with a further lawned area boarded with shrubs and fully enclosed by panel fencing. There are two sheds and a further raised decking area which holds a summerhouse. There is gated access to the front of the property.

Additional Photo

Additional Photo

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 B.

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

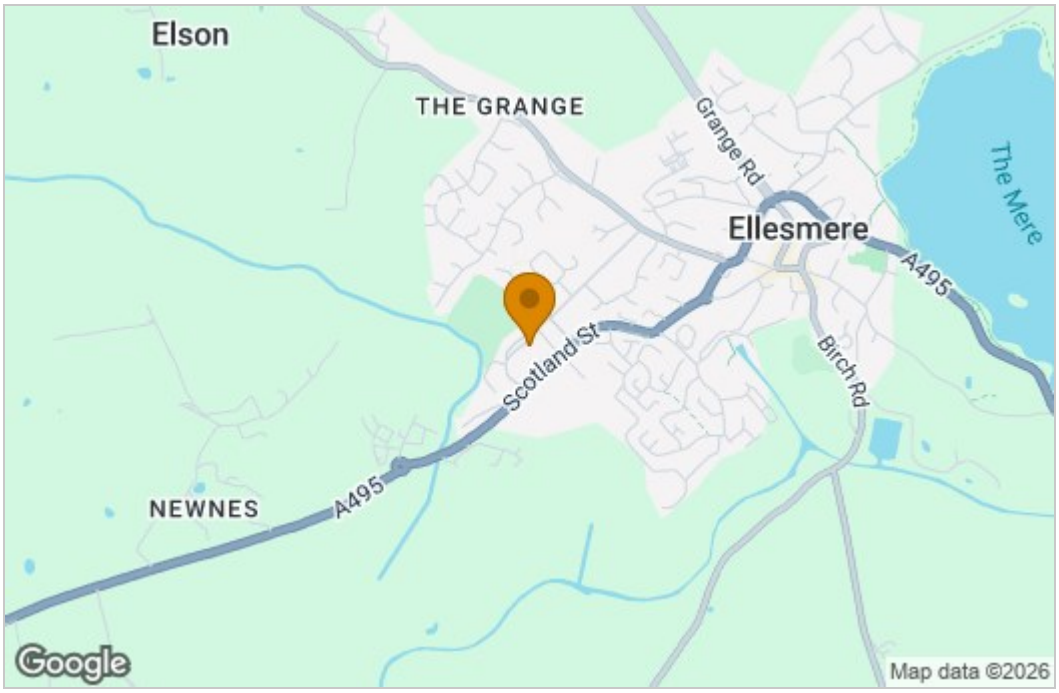
Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

Additional Information

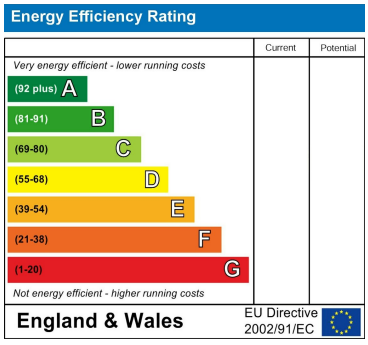
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA
Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk