Town & Country

Estate & Letting Agents









15 Teal Drive, Ellesmere, SY12 9PX

Offers In The Region Of £349,950

A FANTASTIC FAMILY HOME! Situated on the sought-after Teal Drive on the outskirts of the charming and popular market town of Ellesmere, this attractive detached family home sitting on a corner plot offers spacious and versatile accommodation, complemented by beautifully maintained gardens and a wealth of desirable features.

The property boasts four well-proportioned bedrooms, providing ample space for family living, while the welcoming reception areas offer an ideal setting for both relaxing and entertaining. The recently fitted kitchen adds a contemporary touch, with a range of quality fittings, and the well-appointed bathroom facilities cater to the needs of modern family life. Externally, the property occupies an appealing corner plot, benefiting from a driveway providing off-road parking, a garage and private gardens offering a variety of patio and seating areas, ideal for outdoor dining and entertaining. The enclosed rear garden provides a particularly private setting, creating a wonderful space to enjoy throughout the warmer months. Combining generous accommodation, attractive outdoor space and a desirable location, this delightful detached home presents an excellent opportunity for families and those seeking a comfortable home within one of Shropshire's most appealing market towns. Early viewing is highly recommended to fully appreciate all that this property has to offer.

Directions



From Oswestry take the road to Whittington. Continue through Whittington, following the signs for Ellesmere. On reaching Ellesmere go through the traffic lights, at the first roundabout take the 1st left, at the next roundabout take the first turning onto Overton Road. Follow this road for approximately 500 metres before turning right onto Teal Drive. The property will be found on the left.

Location

The property is situated in the charming market town of Ellesmere, Shropshire, renowned for its picturesque Mere, a stunning natural lake surrounded by scenic walks, landscaped gardens and an abundance of wildlife. The town offers a delightful blend of traditional character and everyday convenience, with a range of independent shops, cafés, restaurants and local amenities. With its tranquil waterside setting, attractive countryside and welcoming community, Ellesmere provides an appealing setting for a variety of lifestyles.

The charming town centre and attractive surrounding countryside, offers an appealing balance of town amenities and rural tranquillity. A range of local shops, cafés, schools and everyday amenities are available within the town, while the scenic lakeside walks and surrounding countryside provide excellent opportunities for leisure and recreation.

Accommodation Comprises;

Hallway



Accessed via a canopy entrance porch with exterior lighting, a part-glazed front door opens into a welcoming reception hallway, featuring elegant Venable English oak flooring, decorative panelled walls, a radiator, a security alarm panel and a staircase rising to the first floor. A door leads through to the lounge.

Additional Photo



Lounge



The good sized, bright lounge is a great place to entertain and relax. Having a bow window to the front and a square bay window to the side letting in lots of natural light, Venable oak flooring, coved

ceiling, focal Adams fireplace with inset gas fire with a marble hearth and two radiators. A door leads through to the kitchen.

Additional Photo



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Kitchen/ Dining Room 10'5" x 16'2" (3.18m x 4.95m)



The modern kitchen comprises a comprehensive range of wall and base units, complemented by composite work surfaces with matching upstands. Incorporating a moulded stone inset Franke sink with mixer tap over, Smeg electric oven, gas hob with chimney-style extractor hood, stainless steel splashback and integrated Bosch dishwasher. Further features include tiled flooring, windows to the rear and side elevations, a contemporary vertical column radiator and a useful understairs storage cupboard with fitted shelving. Doors lead through to the utility and the conservatory.

Additional Photo



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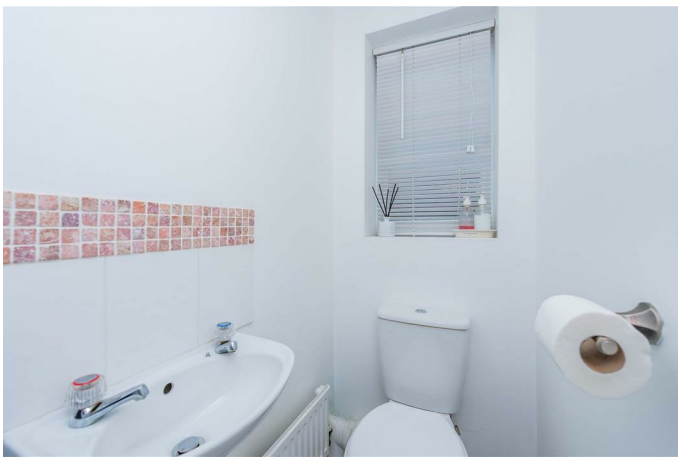
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Cloakroom 2'10" x4'6" (0.88m x1.38m)



Featuring a side-facing window, wash hand basin, radiator and WC.

Utility Room 7'4" x 9'0" (2.26m x 2.75m)



The utility is fitted with a range of wall and base units with work surfaces over, stainless steel sink and drainer with mixer tap, plumbing for a washing machine and space for a fridge freezer. Further features include tiled walls and flooring, a radiator, a rear-facing window and a part-glazed door providing access to the rear of the property. A door also gives access to the garage.

Conservatory 9'10" x 9'10" (3.00m x 3.00m)



Another great space to entertain. The room benefits from a tiled floor, wall-mounted lighting, power points and a uPVC-frame. Double doors lead out onto the garden.

First Floor Landing



Featuring decorative wall panelling running from the hallway, access to the loft space and a useful airing cupboard providing additional storage. Doors lead to the bedrooms and the bathroom.

Bedroom One 9'6" x 11'3" (2.90m x 3.43m)



A bright and airy bedroom benefiting from windows to both the front and side elevations, allowing for an abundance of natural light. The room is further complemented by a radiator and a range of fitted mirrored wardrobes, providing excellent storage while enhancing the sense of space and light within the room. A door leads through to the adjoining en suite shower room.

Additional Photo



Additional Photo



Ensuite



A well-appointed, recently updated bathroom featuring a side-facing window, decorative panelled walls and wooden flooring. The suite comprises a wash hand basin set within a vanity unit, WC and a separate shower cubicle fitted with an electric shower and two shower heads. Further features include a heated towel rail, shaver point and extractor fan, providing both practicality and convenience.

Additional Photo

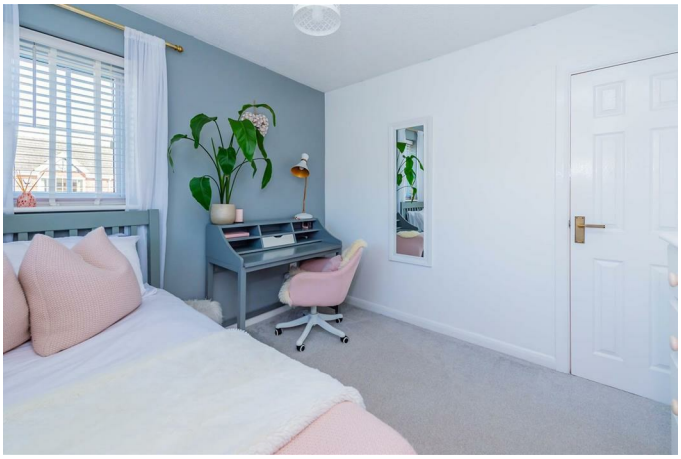


Bedroom Two 9'7" x 9'1" (2.93m x 2.79m)



A second double bedroom benefiting from windows to both the rear and side elevations allowing for plenty of natural light, together with a radiator for added comfort.

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Bedroom Three 7'5" x 14'5" (2.27m x 4.40m)



The third spacious bedroom offers a front-facing window allowing for natural light, a radiator and an independent loft hatch providing access to the loft space.

Bedroom Four 6'5" x 7'8" (1.96m x 2.36m)



Bedroom four benefits from a front-facing window, allowing natural light to fill the room, together with a radiator providing warmth and comfort.

Family Bathroom 6'4" x 6'2" (1.93m x 1.88m)

A well-appointed bathroom featuring a rear-facing window, WC, wash hand basin and panelled bath with glass shower screen and Triton electric shower over. The room is complemented by part-tiled walls, wooden flooring, a radiator and shaver point, providing a practical and comfortable space for everyday use.

Garage 17'3" x 7'7" (5.27m x 2.33m)

The garage is fitted with an electric roller door, with power and lighting installed for added convenience and practicality.

To the Front



Occupying an attractive corner plot, the property benefits from a driveway providing off-road parking, together with a block-paved pathway leading to the entrance. The garden is predominantly laid to lawn and complemented by a variety of established shrubs, creating an appealing outdoor space with a pleasant degree of greenery. The gardens sweep around to the side offering more space and potential to create further parking if required.

To the Rear



The rear garden offers a delightful and particularly private outdoor space, thoughtfully arranged to provide a variety of areas for relaxation and entertaining. There is a paved patio area leading to a covered seating area, ideal for enjoying the garden throughout the seasons, with steps rising to a further garden and patio area. The garden also features a lawned section complemented by established shrubs, with fenced boundaries providing an excellent degree of privacy. Further benefits include outside lighting, an external water tap and a side gate providing convenient access.

Additional Photo



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Additional Photo



Services

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

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.

To Book a Viewing

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

Hours Of Business

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

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.

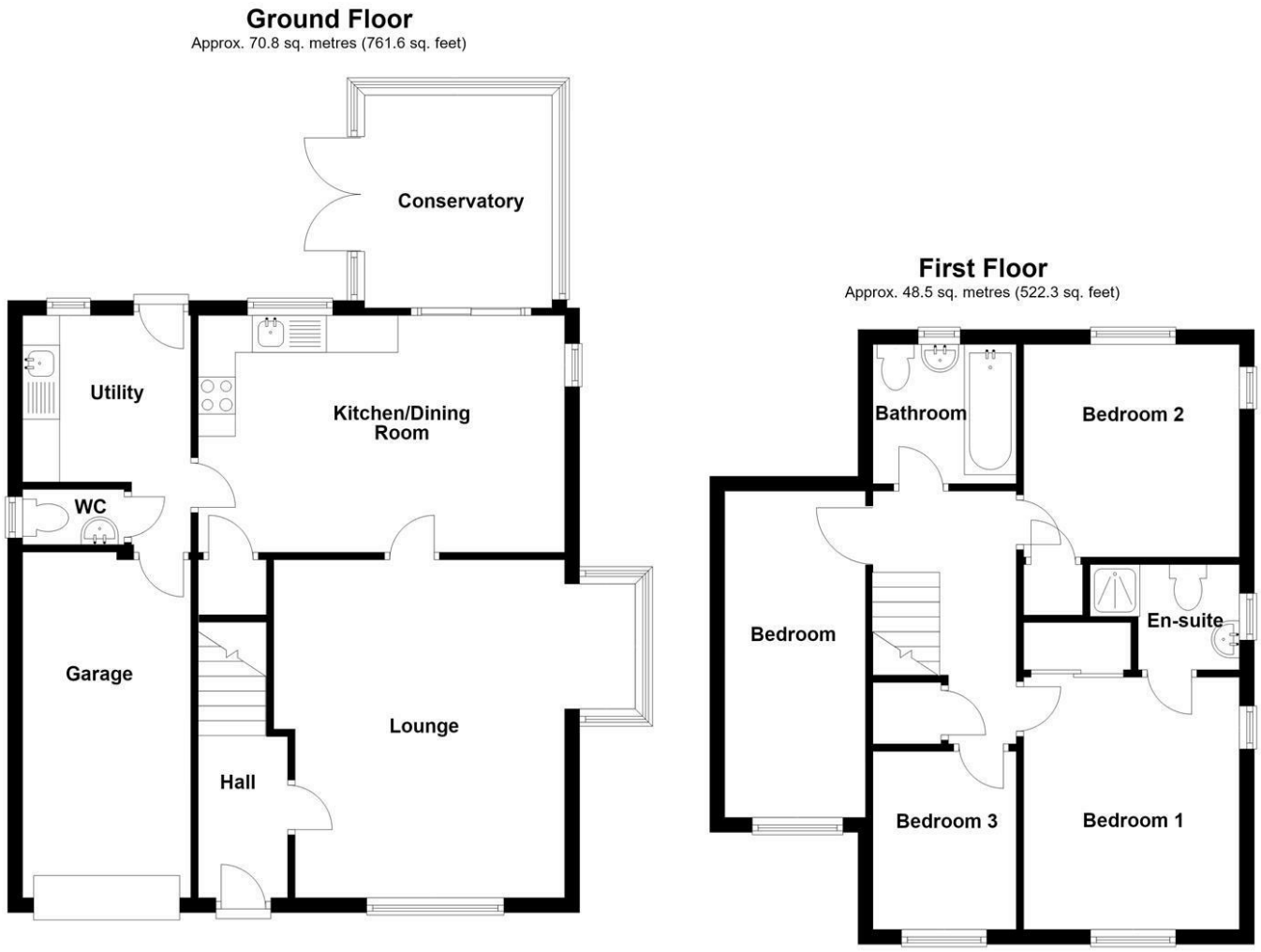
Town and Country Services

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.

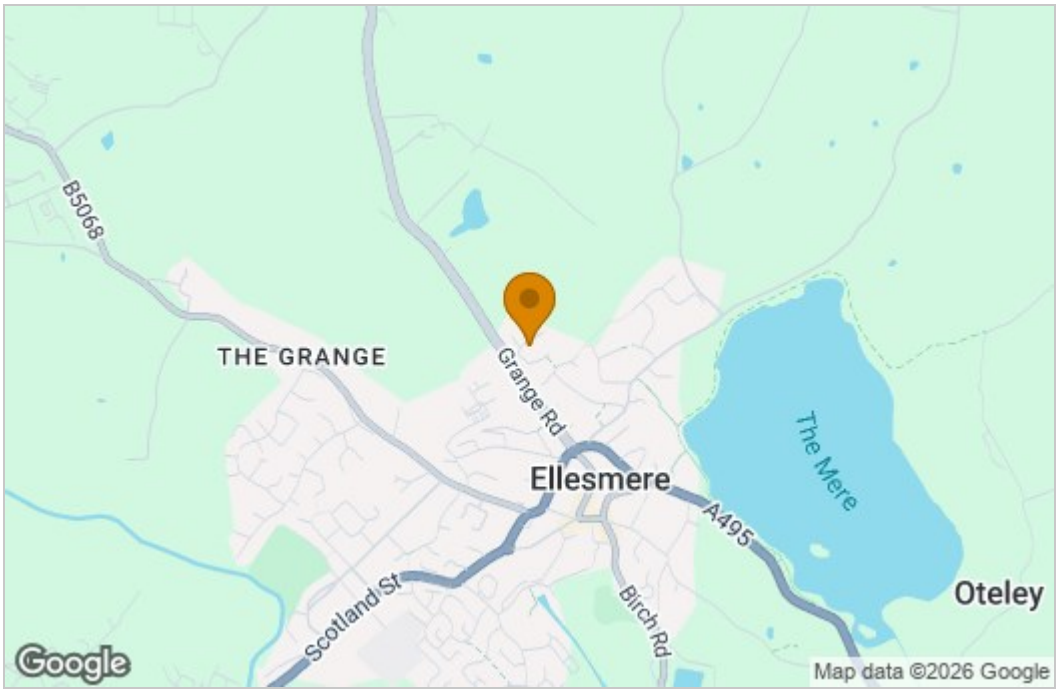
Money Laundering Regulatory Checks

By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

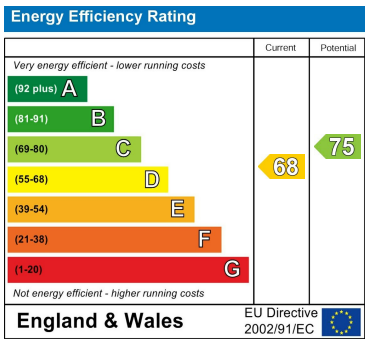
Floor Plan



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.

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