

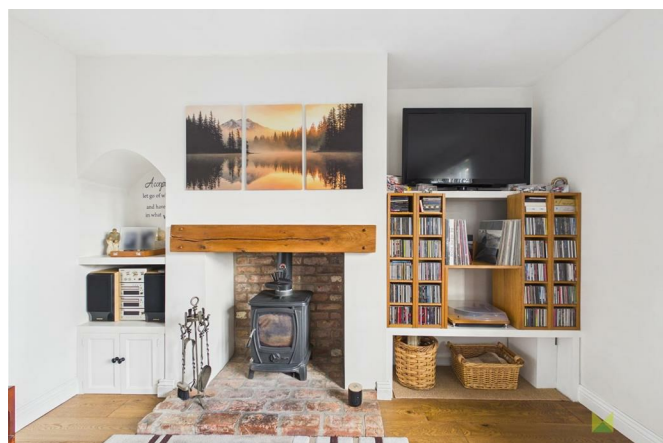
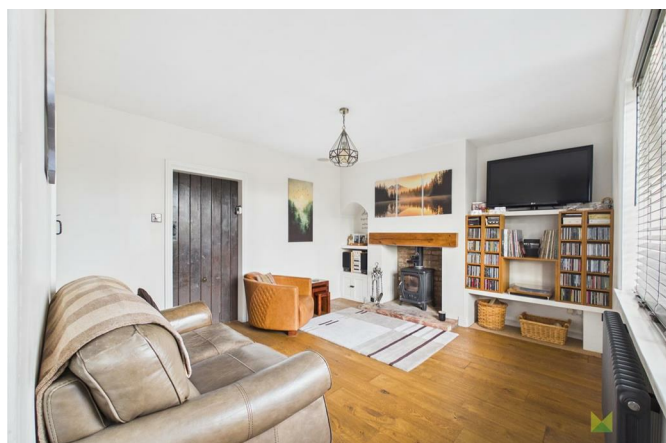
2 Cust Cottages Tetchill Ellesmere SY12 9AS



2 Bedroom House - Terraced
Offers In The Region Of £250,000

The features

- BEAUTIFULLY PRESENTED TWO BEDROOM MEWS
- SPACIOUS LOUNGE AND KITCHEN/ DINING ROOM
- OUTBUILDING PERFECT FOR A HOME OFFICE
- AMPLE OFF ROAD PARKING AND CARPORT
- ENERGY PERFORMANCE RATING
- ENVIABLE LOCATION WITH FABULOUS RURAL ASPECT
- TWO DOUBLE BEDROOMS AND BATHROOM
- GOOD SIZED ENCLOSED REAR GARDEN
- OIL CENTRAL HEATING | VIEWINGS ESSENTIAL



*** CHARMING TWO BEDROOM MEWS ***

An opportunity to purchasing this charming two bedroom mews, perfect for first time, or those looking to downsize whilst still requiring space.

Occupying an enviable position in the hearth of Tetchill, with ease of access to the nearby towns of Ellesmere and Oswestry, which both boast a wealth of local amenities.

Briefly comprising of entrance, lounge, kitchen/ dining room, two double bedrooms, bathroom and fabulous outbuilding perfect for a home office.

Having benefit of off road parking for several vehicles, oil central heating and good sized enclosed rear garden.

Viewings essential

Property details

LOCATION

Tetchill is a small, peaceful village located in the county of Shropshire, in the West Midlands region of England. Situated just a few miles from the market town of Ellesmere, Tetchill enjoys a rural setting surrounded by open farmland and scenic countryside. The village is also within easy reach of Oswestry, providing access to a wider range of amenities, shops, and services. With good road links to nearby towns and the Welsh border, Tetchill offers a quiet countryside lifestyle while remaining conveniently connected to surrounding areas.

ENTRANCE

With steps leading up and covered entrance, door leading into,

LOUNGE

With window to the front aspect, feature fire place housing cast iron log burning stove with wooden mantel beam over. alcove shelving and storage cupboard, wooden flooring, door leading to under stairs cupboard. Radiator, door leading into,

KITCHEN/ DINING ROOM

With two windows to the rear aspect and door leading out to the rear garden. The kitchen has been fitted with a range of base level units comprising of cupboards and drawers with work surface over. Belfast sink set into base level unit, space for agar style cooker with extractor hood over and space for freestanding fridge/ freezer. Wooden flooring.

FIRST FLOOR LANDING

Staircase leads from the entrance to the First Floor Landing. Doors leading off,

BEDROOM 1

With window to the front aspect, range of fitted wardrobes with plenty of storage, wooden flooring. Radiator,

BEDROOM 2

With window to the rear aspect. Radiator.

BATHROOM

With window to the rear aspect and suite comprising of shower cubicle, bath, WC and wash hand basin. Wall mounted mirror, wooden flooring. Radiator.

OUTBUILDING

With door leading in, step up into the main room with velux window, power and heating, perfect for a workshop, or easily convertible to a home office, perfect for those working from home.

OUTSIDE

To the front of the property there is a low level fence and gate opening to pathway leading to the entrance door.

The rear garden is laid with block paving for ease of maintenance and leads to the large parking area with carport over providing ample off road parking.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water and drainage are connected. Oil central heating.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

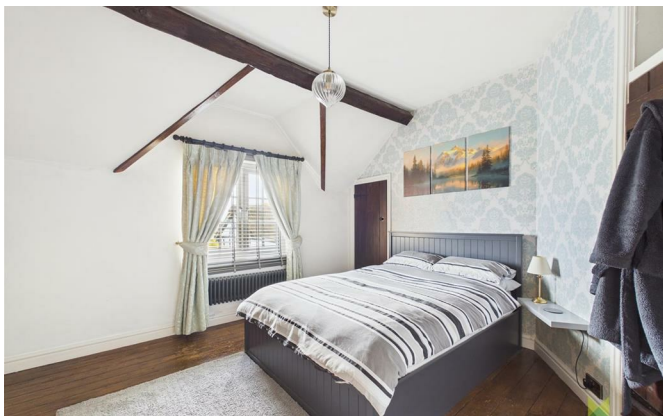
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

2 Cust Cottages, Tetchill, Ellesmere, SY12 9AS.

2 Bedroom House - Terraced
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Judy Bourne

Director at Monks

judy@monks.co.uk

Get in touch

Call. 01691 674567

Email. info@monks.co.uk

Click. www.monks.co.uk

Oswestry office

16 Church Street, Oswestry,
Shropshire, SY11 2SP

We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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