

# 24 Brownlow Road Ellesmere SY12 0BA



**3 Bedroom House - Detached**  
**Offers In The Region Of £350,000**

## The features

- IMMACULATELY PRESENTED THREE BEDROOM DETACHED HOUSE
- TWO RECEPTION ROOMS INCLUDING LOUNGE AND DINING ROOM
- LARGE DRIVEWAY WITH AMPLE OFF ROAD PARKING
- THREE WELL PROPORTIONED BEDROOMS WITH STYLISH FAMILY BATHROOM
- VIEWINGS ESSENTIAL TO APPRECIATE THE STANDARD AND LOCATION
- SPACIOUS AND VERSATILE ACCOMMODATION IDEAL FOR FAMILIES
- CONTEMPORARY KITCHEN WITH BELFAST SINK AND INTEGRATED OVEN
- GARAGE AND ENCLOSED REAR GARDEN WITH ENTERTAINING PATIO
- SOUGHT AFTER VILLAGE LOCATION WITHIN WALKING DISTANCE OF AMENITIES
- ENERGY PERFORMANCE RATING 'E'



**\*\*\* IMMACULATELY PRESENTED THREE BEDROOM HOME \*\*\***

An opportunity to purchase this beautifully presented three bedroom detached home offering spacious and versatile living accommodation perfect for the growing family.

Occupying an enviable position in the heart of Ellesmere having ease of access to a wealth of local amenities including schools, supermarkets, the mere and much more.

Briefly comprising of entrance hallway, lounge, dining room, kitchen, three bedrooms and family bathroom.

Having benefit of gas central heating, driveway with off road parking, garage, front and enclosed rear garden perfect for entertaining with friends and family.

Viewings essential

## Property details

### LOCATION

Situated in the picturesque North Shropshire market town of Ellesmere, this property enjoys an enviable position within easy reach of a wide range of local amenities. Renowned for its beautiful Mere, scenic walks and welcoming community, Ellesmere offers an excellent selection of independent shops, supermarkets, cafés, restaurants and highly regarded schools. The town also benefits from excellent transport links to Oswestry, Shrewsbury, Wrexham and Chester, making it an ideal location for commuters whilst enjoying the charm of a thriving market town surrounded by stunning Shropshire countryside.

### ENTRANCE HALL

Door leads into the entrance hall. Staircase leading to the first floor landing, understairs storage cupboard, parquet flooring. Radiator, doors leading off,

### LOUNGE

With bay window and doors leading out to the rear garden, feature fireplace with surround and hearth. Radiator, tv and media point.

### KITCHEN

Attractively fitted with a modern range of base level units comprising of cupboards and drawers with work surface over. Belfast ceramic sink, integrated oven/grill with inset four ring electric hob and extractor hood over. Space for american style fridge/ freezer. Window to both side aspect, doors leading out to the rear aspect. Tiled flooring and partially tiled walls.

### DINING ROOM

With bay window and window seat to the front aspect, cast iron log burning stove with wooden mantel beam over. Radiator.

### FIRST FLOOR LANDING

Stairs lead from the entrance hallway to the first floor landing. Doors leading off,

### BEDROOM 1

With window to the front aspect. Radiator.

### BEDROOM 2

With window to the rear aspect. Radiator,

### BEDROOM 3

With window to the front aspect. Radiator.

### BATHROOM

With window to the rear aspect and suite comprising of freestanding bath with shower head over. WC and vanity unit housing wash hand basin.

### OUTSIDE

To the front of the property there is a large driveway providing ample off road parking for several cars. Area laid with lawn and access to the rear garden.

Largely laid with lawn, paved patio perfect for entertaining with friends and family, range of established shrubs and hedges. Enclosed with fencing.

### GENERAL INFORMATION

#### TENURE

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

#### SERVICES

We are advised that all main services are connected.

#### 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 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

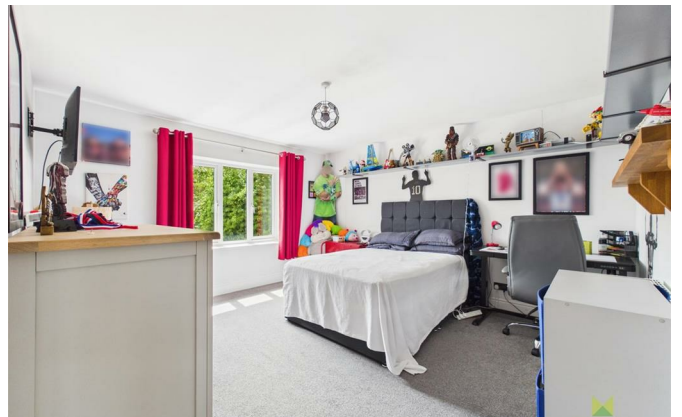
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

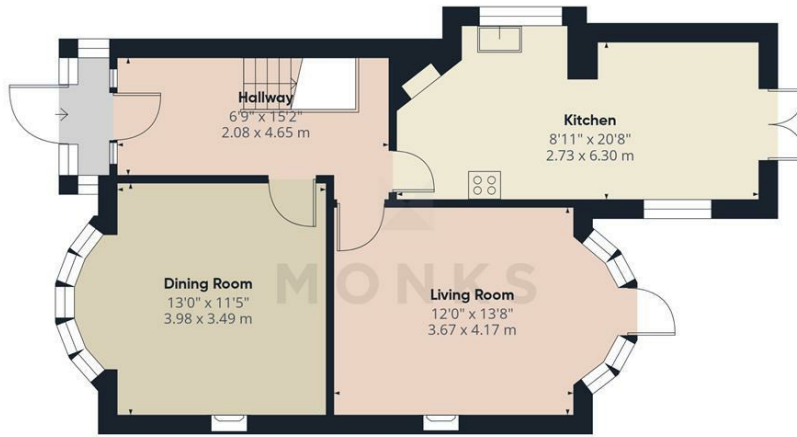
#### NEED TO CONTACT US

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.

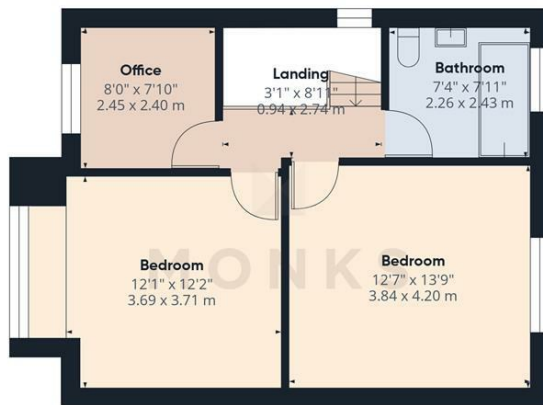
## 24 Brownlow Road, Ellesmere, SY12 0BA.

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Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
1150 ft<sup>2</sup>  
106.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Judy Bourne

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## Get in touch

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**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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

### Environmental Impact (CO<sub>2</sub>) Rating

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

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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