





30 Tetchill Brook Road, Ellesmere, SY12 0FJ  
Offers In The Region Of £299,999

A well presented and modern four-bedroom detached family home boasting generous driveway parking, integral garage, and enclosed rear garden. Being conveniently situated on the outskirts of the lakeside market town of Ellesmere. in brief the accommodation affords Entrance hall with cloakroom, living room, kitchen/diner, four bedrooms, bathroom and ensuite. Externally there is a garage, driveway and enclosed rear garden.



**LOCATION**

30 Tetchill Brook Road is situated within a well-regarded modern development not far from the centre of the lakeland town of Ellesmere, which boasts a range of day to day amenities, including Schools, Supermarket, Public Houses, Medical Facilities, Restaurants, and a range of independent Shops. whilst remaining within a easy reach of the larger market towns of Oswestry and Whitchurch, both of which offer a more comprehensive range of amenities.

**ENTRANCE HALL**

Through uPVC front door accessed from the driveway. Ceiling light, radiator, stairs to first floor and doors off too;

**LIVING ROOM**

14 x 11'4 (4.27m x 3.45m)

UPVC window to the front, ceiling light and radiator.

**KITCHEN/DINER**

24'2 x 8'8 (7.37m x 2.64m)

Modern fitted kitchen with a range of wall and base units with work surfaces over. Inset sink with mixer tap and drainer below a uPVC window overlooking the garden. Integral oven with gas hob and extractor fan above, and void for further appliances. Opening into a dining area with uPVC double doors opening onto the patio area, ceiling light and radiator.

**CLOAKROOM**

2'11 x 5'2 (0.89m x 1.57m)

Low level WC, wash hand basin and ceiling light.

**FIRST FLOOR**

Landing area with loft hatch, window to the side and built in airing cupboard.

**BEDROOM ONE**

12'6 x 12'4 (3.81m x 3.76m)

Double room with uPVC window to the front, radiator and ceiling light. Door into;

**ENSUITE**

3'7 x 6'1 (1.09m x 1.85m)

Enclosed shower cubicle, low level WC and wash hand basin. UPVC window to the front, ceiling light and extractor fan.

**BEDROOM TWO**

12 x 8'10 (3.66m x 2.69m)

Double room with uPVC window to the rear, ceiling light and radiator.

**BEDROOM THREE**

9'3 x 8'5 (2.82m x 2.57m)

UPVC window to the front, ceiling light and radiator.

**BEDROOM FOUR**

8'8 x 8'5 (2.64m x 2.57m)

UPVC window to the rear, ceiling light and radiator.

**BATHROOM**

8'8 x 6'1 (2.64m x 1.85m)

White suite comprising panelled bath, low level WC and wash hand basin. UPVC window to the rear and ceiling light.

**EXTERNAL****GARAGE**

15'5 x 8'3 (4.70m x 2.51m)

With up and over door opening onto the drive way, power and lighting. Private driveway offering ample parking, along with a convenient EV charge point.

**GARDEN**

Enclosed rear garden with patio entertainment area and steps leading up to the lawn garden. There is a raised decking area perfect for sitting out in the sun, and a variety of plants and shrubs. There is access to the one side for bin storage.

**Agent Note****TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that mains electric, Gas, water and drainage services are connected. We understand the Broadband Download Speed is: Standard 16 Mbps & Ultrafast 1800 Mbps. Mobile Service: Good. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

**COUNCIL TAX BANDING**

We understand the council tax band is D - Shropshrie. We would recommend this is confirmed during pre-contact enquires.

**SURVEYS**

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

**REFERRAL SERVICES:** Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

**MONEY LAUNDERING REGULATIONS:** When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

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## Floor Plan (not to scale - for identification purposes only)



Ground floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
 109.4 m<sup>2</sup>  
 1177 ft<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

**Local Authority:** Shropshire

**Council Tax Band:** D

**EPC Rating:** C

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

## Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU

[oswestry@rogerparry.net](mailto:oswestry@rogerparry.net)

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.