

# Town & Country

Estate & Letting Agents



**41 Hillcrest, Ellesmere, SY12 0LJ**

**Offers In The Region Of £549,995**

WITH NO ONWARD CHAIN!! This impressive six-bedroom detached house set on the outskirts of the popular and sought after town of Ellesmere offers a perfect blend of space and comfort for family living. Upon entering, you are greeted by a welcoming reception room that sets the tone for the rest of the home. The generous layout provides ample room for relaxation and entertaining, making it an ideal setting for family gatherings or social events. One of the standout features of this property is the large garden, which offers a wonderful outdoor space for children to play, for gardening enthusiasts to cultivate their passion, or simply for enjoying the fresh air. The expansive garden is perfect for summer barbecues or quiet evenings under the stars. Additionally, the double garage and large driveway provides ample storage space and secure parking for vehicles, adding to the convenience of this delightful home. Do not miss the chance to make this wonderful property your own.

### 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 go straight over and then turn left onto Swan Hill. Turn second left onto Hillcrest and continue following the road around to the right where the property will be identified by our For Sale board in the left hand cul de sac.

### Accommodation Comprises;

The property is accessed by a part glazed uPVC door with covered canopy.

### Entrance Hall



The bright, spacious entrance hall double doors leading into the living room, stairs off to the first floor landing, under stairs cupboard, wood flooring, a part glazed door and side panel to the front and doors leading to the kitchen, dining room and study.

### Additional Photo



### Living Room 20'9" x 12'11" (6.33m x 3.96m )



This spacious living room has a bay window to the front aspect, two radiators, French doors leading out to the rear garden and a feature inglenook fireplace housing a 'living flame' effect electric fireplace and having a window to each side.

### Additional Photo



### Additional Photo



**Dining Room 14'1" x 10'7" (4.30m x 3.25m)**



With a window out to the side aspect, wood flooring, radiator and double doors into the conservatory.

**Conservatory 12'5" x 9'10" (3.81m x 3.02m)**



This versatile room offers views, wood flooring and access to the private rear garden.

**Study 9'0" x 7'10" (2.76m x 2.39m)**

With access from the entrance hall this space is ideal for homeworkers having a window to the rear and a radiator.

**Kitchen/Breakfast Room 15'11" x 14'2" (4.87m x 4.32m)**



The kitchen/ breakfast room comprises a range of base and wall mounted units with worktop over and tiled surround, range style cooker with extractor fan over, one and a half bowl sink with a mixer tap over, a window to the front and rear and tiled floor. Spotlights to the ceiling and radiator. There is space and plumbing for appliances and access into the utility room and rear garden.

**Additional Photo**



### Additional Photo



### Utility Room 8'11" x 5'1" (2.74m x 1.57m)

The utility room has base and wall units with sink, plumbing for a washing machine, tiled floor and doors leading to the garden and the cloakroom. A set of stairs and lobby area leads up to the bedroom.

### Cloakroom

The cloakroom has a low level w.c, and a wash hand basin.

### First Floor Landing



The bright landing has a window to the rear and doors leading to the bedrooms and the bathroom.

### Bedroom One 16'7" x 12'5" (5.08m x 3.79m)



With a range of built-in wardrobes and dressing area, window to the front aspect, radiator and door into the ensuite.

### Additional Photo



### Ensuite



Comprising low level flush WC, wash hand basin with mixer tap over and vanity unit below and corner shower with mains shower attachment. Wooden effect flooring, fully tiled walls and glazed window to the rear aspect.

### **Bedroom Two 13'1" x 8'5" (4.01m x 2.58m)**



With bay window to the front aspect, radiator and a door leading to the second ensuite.

### **Ensuite**

Comprising a low level flush WC and wash hand basin with mixer tap over, cubicle shower with mains shower attachment.

### **Bedroom Three 12'3" x 12'0" (3.74m x 3.67m)**

Another double bedroom having a radiator and a window to the rear overlooking the garden.

### **Bedroom Four 12'0" x 9'4" (3.66m x 2.85m)**

Another double bedroom having a radiator and a window to the rear overlooking the garden.

### **Bedroom Five 9'6" x 8'8" (2.91m x 2.66m)**

Having a radiator and a window to the rear overlooking the garden.

### **Family Bathroom**

The bathroom comprises a panel bath, low level WC and wash hand basin. Part tiled walls and a window to the front.

### **Bedroom Six 18'9" x 16'9" (5.72m x 5.11m)**



This large bedroom is ideal for guests or family that would use the separate entrance. It benefits from another ensuite, spotlights to the ceiling, radiator and a window to the front.

### **Ensuite**

With cubicle shower, low level flush WC and wash hand basin.

### **To the Front**

The property is accessed over a large tarmac and gravel driveway providing ample off road parking for multiple vehicles and access to the rear garden.

### **Double Garage 16'9" x 15'3" (5.11m x 4.67m)**



With a double up and over door, also accessed from within the property and with light and power laid on.

### **Gardens**



The large rear garden is another great feature of this property and extends to approximately 0.35 acres extending around the house. Being mainly laid to lawn with a range of trees and flower beds. There is also a paved patio area perfect for entertaining.

### Additional Photo



### Additional Photo



### 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 G.

### 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

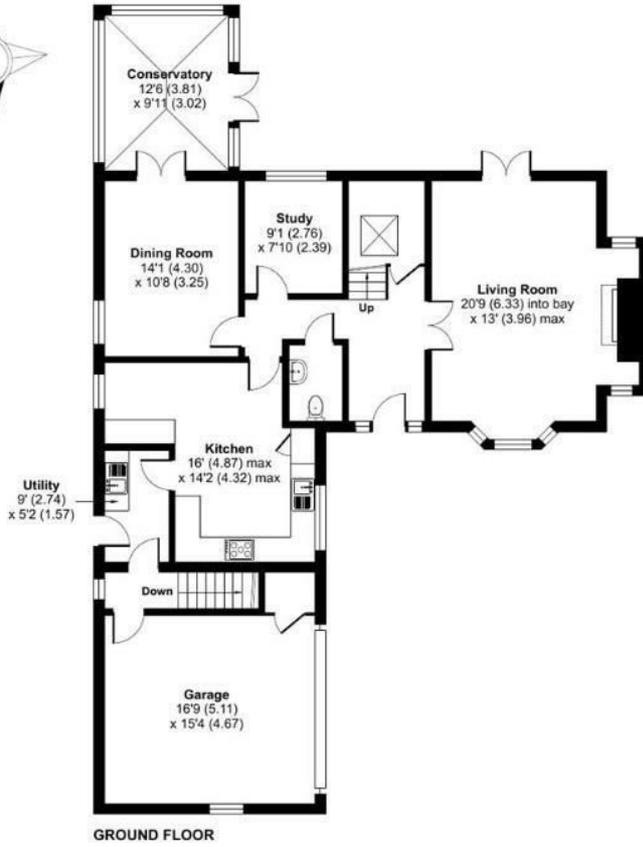
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour 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](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

### Money Laundering Regulations

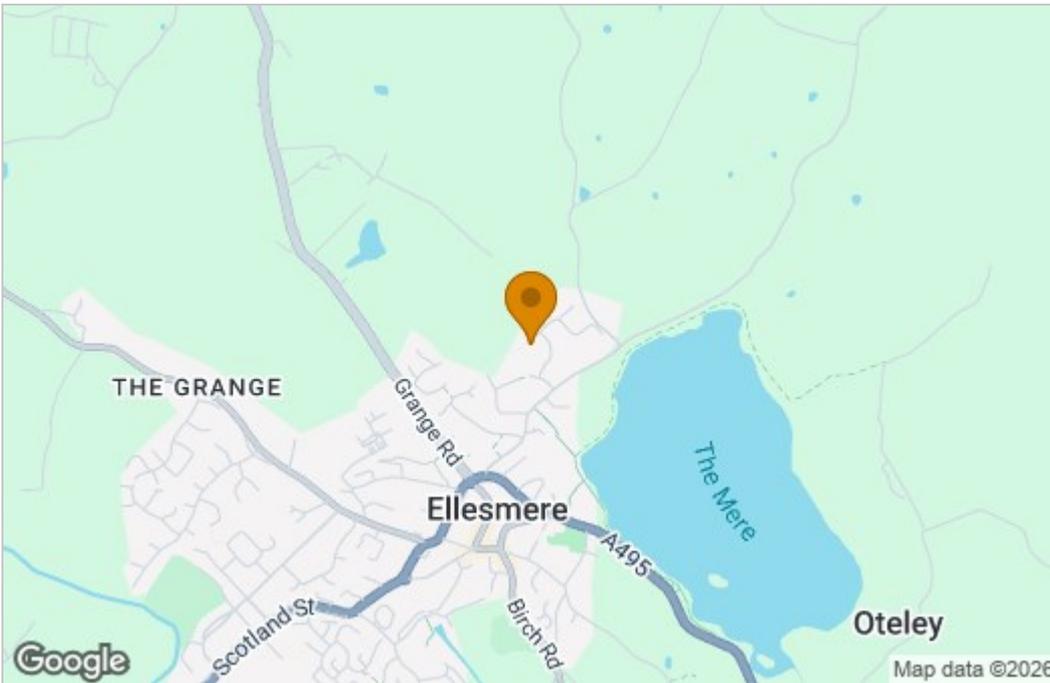
Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

# Floor Plan

Approximate Area = 2075 sq ft / 192.8 sq m  
 Garages = 630 sq ft / 58.5 sq m  
 Total = 2705 sq ft / 251.3 sq m  
 For identification only - Not to scale



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

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