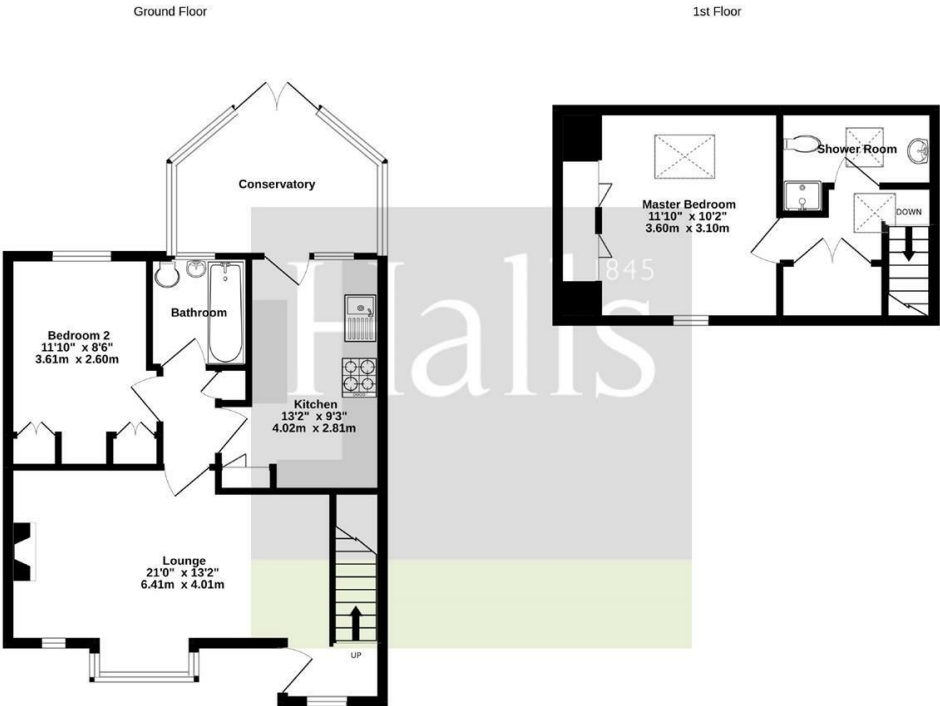


FOR SALE

4 Trimpley Court, Ellesmere, Shropshire, SY12 0NY



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2022



FOR SALE

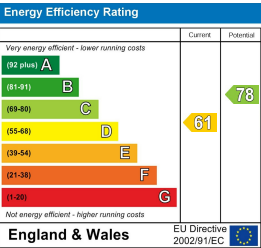
Offers In The Region Of £159,995

4 Trimpley Court, Ellesmere, Shropshire, SY12 0NY

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A very well presented 2 bedroom retirement bungalow with a lovely rear garden designed with ease of maintenance in mind, parking and a garage situated in an extremely popular retirement complex within a short walk to the centre of Ellesmere.



01691 622 602

Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



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Oswestry (8 miles), Shrewsbury (16 miles) and Chester (25 miles)
(All distances approximate)



1 Reception
Room/s



2 Bedroom/s



2 Bath/Shower
Room/s



- 2 bed retirement bungalow
- Well designed layout
- Garage
- Private courtyard garden
- Noted residential locality
- Inspection recommended

DESCRIPTION

Halls are delighted with instructions to offer 4 Trimpley Court in Ellesmere for sale by private treaty.

4 Trimpley Court is a very well presented 2 bedroom retirement property with a lovely rear garden designed with ease of maintenance in mind, parking and a garage situated in an extremely popular retirement complex within a short walk to the centre of Ellesmere.

The well designed internal accommodation, at present, comprises a ground floor Lounge, Inner Hall, Kitchen, Conservatory, ground floor Bedroom/Dining Room and Bathroom, together with a first floor Bedroom and Shower Room. The property has a gas fired central heating system, double glazed windows and is connected to a 'Piper Lifeline 2' telephone system connecting to a call centre.

Outside, the property is complimented by an attractive enclosed walled rear courtyard garden making a lovely area for sitting out etc.

The sale of 4 Trimpley Court provides an excellent opportunity to purchase a two Bedroom retirement bungalow on this noted development, and the sole Selling Agents, Halls, strongly recommend an internal inspection.

SITUATION

4 Trimpley Court is situated on a popular retirement complex, a short distance from the centre of the popular north Shropshire town of Ellesmere, Ellesmere has an excellent range of local shopping, recreational and educational facilities and is also within easy motoring distance of the larger centres of Oswestry (8 miles) Shrewsbury (16 miles) and Chester (25 miles), all of which, have a more comprehensive range of amenities of all kinds.

THE ACCOMMODATION COMPRISES:

A partly glazed front entrance door opening in to a:

RECEPTION AREA

Laminate flooring, double glazed window to front elevation and carpeted staircase to first floor and an opening through to:

LOUNGE

21'0" x 13'2"

Fitted carpet as laid, double glazed bay window to front elevation , a coal effect living flame gas fire standing on a raised tiled hearth with brick surround and a door through to an:

INNER HALL

Laminate flooring, door in to a recessed storage cupboard with slatted shelving.

KITCHEN/BREAKFAST ROOM

13'2" x 9'3"

Stainless steel one and half bowl sink unit (H&C) with mixer tap and double cupboard below, roll topped work surface areas, base units incorporating cupboards and drawers, a freestanding cooker (gas hob/electric oven), planned space for an upright fridge freezer, a breakfast bar area, range of matching eye level cupboards, planned space for a washing machine, a recessed storage cupboard with shelving and partly glazed door leading out to the:

CONSERVATORY

Fully double glazed, laminate flooring, radiator, double opening doors leading out to the rear garden.

DINING ROOM/GROUND FLOOR BEDROOM

11'10" x 8'6"

Fitted carpet as laid, window to rear elevation and two fitted wardrobes with central vanity area.

GROUND FLOOR BATHROOM

Vanity hand basin (H&C) with mixer tap, panelled bath (H&C) with shower over, low flush WC, opaque glazed window to rear elevation, heated towel rail/radiator, vinyl covered flooring and partly tiled walls.

FIRST FLOOR LANDING AREA

Fitted carpet as laid, double opening doors in to a recessed storage cupboard, velux rooflight and a sliding door in to a:

SHOWER ROOM

A vanity hand basin (H&C) with mixer tap and double cupboard below, a tiled shower cubicle with electric shower, low flush WC, velux rooflight, door into under eaves storage space.

MASTER BEDROOM

11'10" x 10'2"

Fitted carpet as laid, window to front elevation, velux rooflight, vanity table, recessed fitted wardrobe housing the Worcester gas fired central heating boiler and recessed fitted storage cupboard with shelving, doors into under eaves storage space.

OUTSIDE

Immediately to the front of the property is a tarmacadam car parking space bordered by a paved pathway leading to the front entrance door with a lawned area of front garden.

GARDENS

To the rear of the property is an enclosed garden which is partly paved and partly astro turf flanked by floral and herbaceous borders, providing a pleasant outdoor sitting area. There is a rear pedestrian access gate.

GARAGE

There is a single garage positioned a short walk from the property (garage number 10).

SERVICES

We understand that the property has the benefit of mains water, electricity, gas and drainage.

CONDITION

The purchasers must be 55 years old or over. Small pets are permitted at the discretion of the Management Company.

TENURE

We are informed that the tenure of the property is of leasehold Tenure with an original term of 125 years commencing from 1986. There are, therefore, at the time of printing, approximately 89 years unexpired.

SERVICE CHARGES

We are informed that there is a monthly service charge of £157.79 per month which is to be paid quarterly in advance and covers the maintenance of gardens and all communal areas, lighting and heating of communal areas including Residents Lounge, external window cleaning of all properties, building insurance, salary and accommodation for on-site Manager.

GROUND RENT

We are informed that there is a ground rent charge of £65.00 per annum for 4 Trimpley Court, plus £10.00 per annum for the Garage.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is in Council Tax band 'C' on the Shropshire Council Register.